

80000 SERIES
30% P.C.W.
 RECYCLED

Resume of Richard Brackin

Richard P. Brackin
9744 Cal Road
Baton Rouge, Louisiana 70809
Home Phone: (225) 330-4464
Cell Phone: (225) 281-3548
E-mail: rbrackin1@yahoo.com

EDUCATION:

01/75 - 12/76 Southeastern Louisiana University, Hammond, LA
Master of Science in Biology

06/70 - 05/74 Louisiana State University, Baton Rouge, LA
Bachelor of Science in Microbiology

EXPERIENCE:

08/02 – 01/10 Louisiana Department of Environmental Quality, Baton Rouge, LA
Environmental Scientist 3
Determined appropriate enforcement actions regarding asbestos, lead, air quality and risk management plans; reviewed inspections and investigations of department inspectors; and reviewed Title V reports for air permit deviations.

06/99 – 08/02 Louisiana Department of Environmental Quality, Baton Rouge, LA
Environmental Quality Coordinator – Community/Industry Relations
Developed specific community-based assistance projects; participated in community/industry panels; responded to citizen requests for assistance; and contributed to regulation development, strategic and operational planning.

11/97 – 06/99 Louisiana Department of Environmental Quality, Baton Rouge, LA
Environmental Quality Coordinator – Underground Storage Tanks
Inspected facilities with underground storage tanks; created and implemented the Golden Pelican Award program to encourage compliance with regulations by underground storage tank owners and operators.

11/95 – 11/97 Louisiana Department of Environmental Quality, Baton Rouge, LA
Environmental Quality Coordinator – Solid Waste
Inspected landfills, unauthorized dump sites and tire recycling programs; conducted statewide surveys and GPS locations of tire dump sites; and developed medical waste regulations in conjunction with the Department of Health and Hospitals.

03/94 – 11/95 Louisiana Department of Environmental Quality, Baton Rouge, LA
Environmental Program Manager – Hazardous Waste
Managed the Authorization, Revenue, and Information Management section; directed research, drafting and promulgation of hazardous waste rules, regulations and guidelines; and ensured expenditures under the RCRA grant were allocated contingent with the requirements of the grant and work plan.

- 07/93 – 03/94 Louisiana Department of Environmental Quality, Baton Rouge, LA
Environmental Program Coordinator – Hazardous Waste
Supervised the implementation and operation of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS); supervised the preparation of Capacity Assurance Plans (CAPs); and monitored the issuance of EPA identification numbers.
- 03/93 – 07/93 Louisiana Department of Environmental Quality, Baton Rouge, LA
Environmental Program Manager – Radiation Protection
Managed, planned and directed the statewide activities of the NORM program; developed regulations based on established technical standards; developed licensing, inspection, fees and enforcement procedures to enhance compliance with state radiation regulations; and evaluated applications and developed standards for NORM general and specific licenses.
- 05/92 – 03/93 Louisiana Department of Environmental Quality, Baton Rouge, LA
Environmental Coordinator – Radiation Protection
Directed the licensing and compliance activities of the NORM section; reviewed inspection reports, violation letters, license applications and compliance orders generated by section staff.
- 05/90 – 05/92 Louisiana Department of Environmental Quality, Baton Rouge, LA
Licensing Specialist – Radiation Protection
Reviewed and evaluated license applications and registrations; prepared reports of inspections and investigations; developed and wrote fiscal and economic impact statements involving enhancement programs; assisted in development of radiation control projects; investigated citizen complaints; and participated in emergency response activities.
- 03/88 – 05/90 Louisiana Department of Environmental Quality, Baton Rouge, LA
Radiation Protection Specialist
Conducted field and facility inspections of users of radioactive materials and x-ray machines; recommended enforcement action regarding non-compliance; participated in emergency response activities; and operated and maintained radiation detection equipment.
- 11/85 – 03/88 Louisiana Department of Environmental Quality, Baton Rouge, LA
Environmental Program Specialist 1/2/3 – Emergency Response
Assisted in developing, revising and maintaining state radiological emergency response plan associated with nuclear power plants; assisted in developing and revising public information material concerning radiological emergencies; and prepared and conducted training for personnel involved in emergency response of a nuclear facility.
- 07/85 – 11/87 EnviroMed Laboratories, Baton Rouge, LA
Environmental Program Analyst
Performed gas chromatography and mass spectroscopy analysis of PCBs, pesticides, herbicides and other priority pollutants; and maintained quality assurance and quality control program.
- 08/83 – 08/84 Avoyelles Parish School Board, Marksville, LA
High School Teacher
Taught high school mathematics, physical science, and chemistry.

11/79 – 08/83 Gordon Reed & Associates, Lafayette, LA & National Lead, Houston, TX
Drilling Fluids Engineer/Consultant

Analyzed drilling and completion fluids used in oil and gas exploration activities; and made recommendations to control viscosity, weight, filter loss and solids.

10/78 – 11/79 Kemron Environmental Services, Baton Rouge, LA
Environmental Specialist

Performed compliance stack monitoring.

06/78 – 10/78 Uniroyal, Inc., Baton Rouge, LA
Environmental Specialist

Determined and documented levels of exposure of employees to acrylonitrile, butadiene and styrene; maintained quality assurance and quality control program on gas chromatograph.

QUALIFICATIONS /CERTIFICATIONS:

National Incident Management System

Certified Hazardous Waste Operations and Emergency Response

Certified in Niton XRF Analyzer

Certified EPA Method 9 Visible Emissions

Certified Asbestos Contractor/Supervisor

Certified Asbestos Inspector

Certified Lead Inspector

Accredited in Supervisory Techniques

Certified Hazardous Materials Manager (Master Level) – 1995

Associate Member – Gulf Coast Safety and Training Group

TRAINING

Hazardous Materials/Waste Training	Training Agency
Certified Hazardous Materials Management	Louisiana State University
Introduction to Occupational Safety & Health	Louisiana State University
Underground Storage Tank Inspection	U.S. Environmental Protection Agency
Basic Permit Writer's Course	U.S. Environmental Protection Agency
Hazardous Materials Emergency Response	Baton Rouge Area Mutual Aid System
RCRA Orientation	U.S. Environmental Protection Agency
Corrective Action Training	U.S. Environmental Protection Agency
Hazardous Waste Operations and Emergency Response	ENCOS, Inc.

Radiation Protection Training	Training Agency
Exercise Design	Federal Emergency Management Agency
Nuclear Power Plant Off-Site Emergency Preparedness	National Emergency Training Center
Radiological Emergency Response	U.S. Department of Energy
Radiological Accident Assessment	National Emergency Training Center
Health Physics and Radiation Protection	Oak Ridge Associated University
Medical Uses of Radionuclides	Oak Ridge Associated University
Inspection Procedures	U.S. Nuclear Regulatory Commission
Licensing Practices and Procedures	U.S. Nuclear Regulatory Commission
Air Sampling in the Radioactive Environment	Woodson Associates, Inc.
Air Quality Training	Training Agency
Ultra Low Emission Flares	State of Louisiana
EPA Method 9 Visible Emissions Certifications Smoke School	State of Louisiana & Compliance Assurance Associates, Inc.
Air Issues in Storage Tanks	University of Texas, Air Pollution Training Academy
Glycol Dehydrator Area Source Rule (Subpart HH) And Emissions Control	State of Louisiana
Pulp and Paper Operations	State of Louisiana
Introduction to Hazardous Air Pollutants – APTI 400	University of Texas, Air Pollution Training Academy
API Overview of Oil and Gas Facilities	State of Louisiana
Overview of the Air Planning Process	California Environmental Protection Agency Air Resources Board (CARB)
DEQ Lab Accreditation	State of Louisiana
Principles of Environmental Compliance & Enforcement	CARB
Inspection of Particulate Control Devices APTI 445	University of Texas Air Pollution Training Academy
Chapter 22 Air Regulations NOx Course	State of Louisiana
New Source Review Refresher	University Of Texas Air Pollution Training Academy
Regional Haze and Bart Process	State of Louisiana
Air Toxics Permitting – 63	State of Louisiana

418 Control of Nitrogen Oxide Emissions	University Of Texas Air Pollution Training Academy
Sources & Control of Volatile Organic Air Pollutants APTI T428	University Of Texas Air Pollution Training Academy
Advanced New Source Review Workshop	RTP Environmental Associates
Principles and Practice of Air Pollution Control	Rutgers University
Uniform Air Quality Training Program	California Environmental Protection Agency
Leak Detection and Repair	U.S. Environmental Protection Agency
Air Pollution Field Enforcement APTI 444	University of Texas Air Pollution Training Academy
Principles and Practice of Air Pollution Control	Rutgers University
Compliance Assurance Monitoring	Rutgers University
Incident Management System Training	Training Agency
Intermediate Incident Command System ICS-100	Federal Emergency Management Agency
ICS for Single Resources and Initial Action Incidents ICS-200	Federal Emergency Management Agency
Intermediate Incident Command System ICS-300	Federal Emergency Management Agency
National Incident Management System (NIMS) ICS-700	Federal Emergency Management Agency
National Response Plan (NRP) ICS-800	Federal Emergency Management Agency

Original PowerPoint
Presentation to the VCC on
January 7, 2015

LAPA Hearing Requirements for Adjudication (La. R.S. 49:955)

- “§955. Adjudication; notice; hearing; records
 - A. In an adjudication, all parties who do not waive their rights shall be **AFFORDED AN OPPORTUNITY FOR HEARING** after reasonable notice.
 - B. The notice shall include:
 - (1) A statement of the time, place, and nature of the hearing;
 - (2) **A STATEMENT OF THE LEGAL AUTHORITY AND JURISDICTION UNDER WHICH THE HEARING IS TO BE HELD;**
 - (3) **A REFERENCE TO THE PARTICULAR SECTIONS OF THE STATUTES AND RULES INVOLVED;**
 - (4) A short and plain statement of the matters asserted.
 - C. **OPPORTUNITY SHALL BE AFFORDED ALL PARTIES TO RESPOND AND PRESENT EVIDENCE ON ALL ISSUES OF FACT INVOLVED AND ARGUMENT ON ALL ISSUES OF LAW AND POLICY INVOLVED** and to conduct such cross-examination as may be required for a full and true disclosure of the facts.

“ ...in order that the quaint and distinctive character of the Vieux Carre section of the City of New Orleans may not be injuriously affected...”

Act 139 of 1936, Section 22A of Article XIV of the Constitution, as cited in City of New Orleans v. Pergament, 198 La. 852, 856 (La. 1941) and City of New Orleans v. Impastato, 198 La. 206, 208 (La. 1941).

Page 1, Historic Continuity

- “The overall pattern of streets, lots, buildings, and landmarks was established in the 18th Century and followed in the 19th and 20th centuries. The three centuries of living and building are what have created the “distinctive character” of the Vieux Carré.”

Pages 2-3, “Toute Ensemble”

- As to the preservation of the ‘toute ensemble’, “The carefully compiled principles and regulatory details of these guidelines, based on fifty years of experience by the Vieux Carré Commission, are to be taken as valid and tested.”

VCC Design Guidelines: Major Components of Vieux Carré Distinctiveness

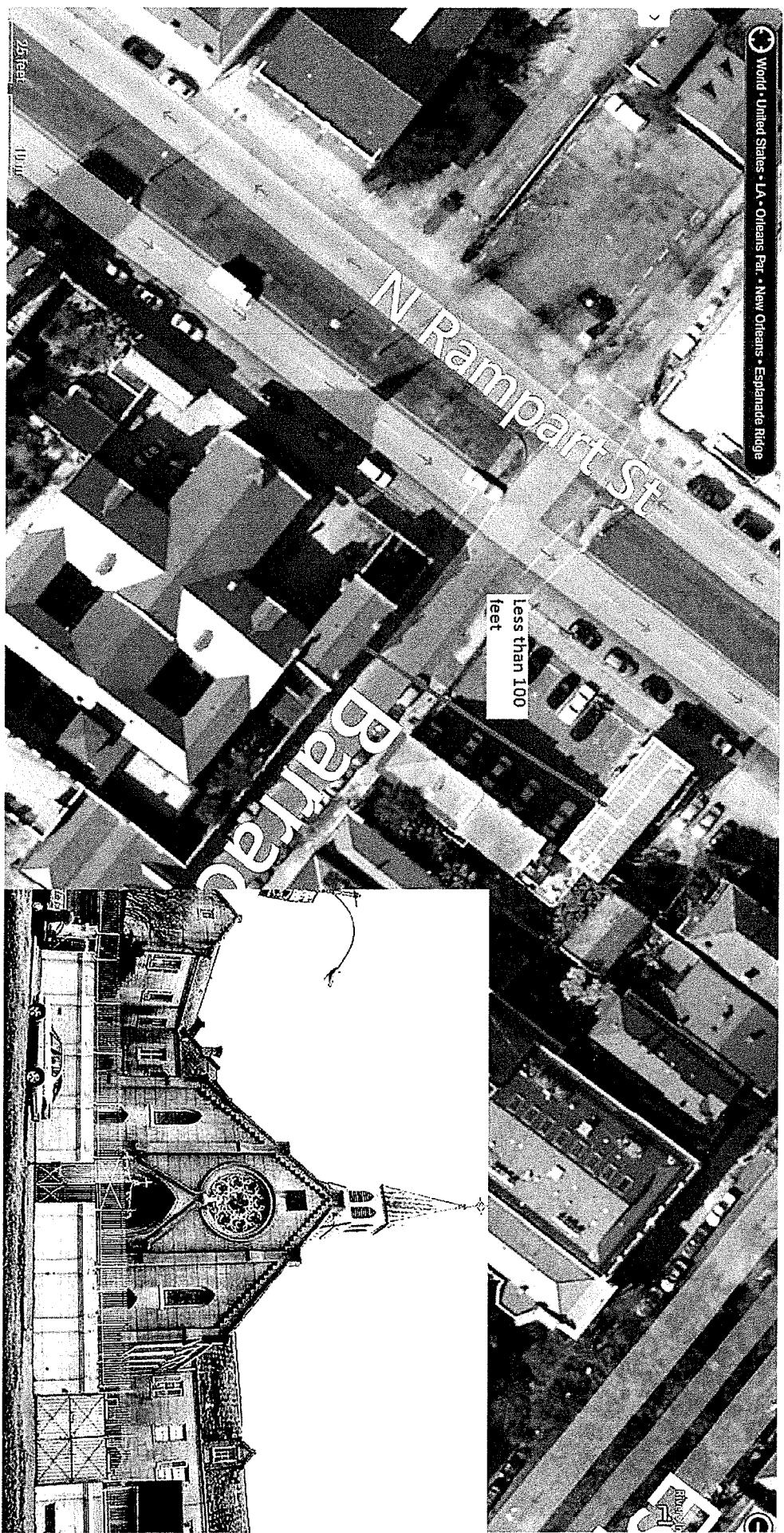
- Scale of the District
- Texture of Typical Street Scene (Pattern created by wall openings, shutters, balconies, galleries, ironwork, cornices, etc.)
- Typical Building Site Plan

VIII MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT

* * *

- B. Air conditioning and other mechanical equipment should be of the most compact design available and shall be located so as to not detrimentally affect the buildings or its neighbor's visual or sonic environment.

* * *

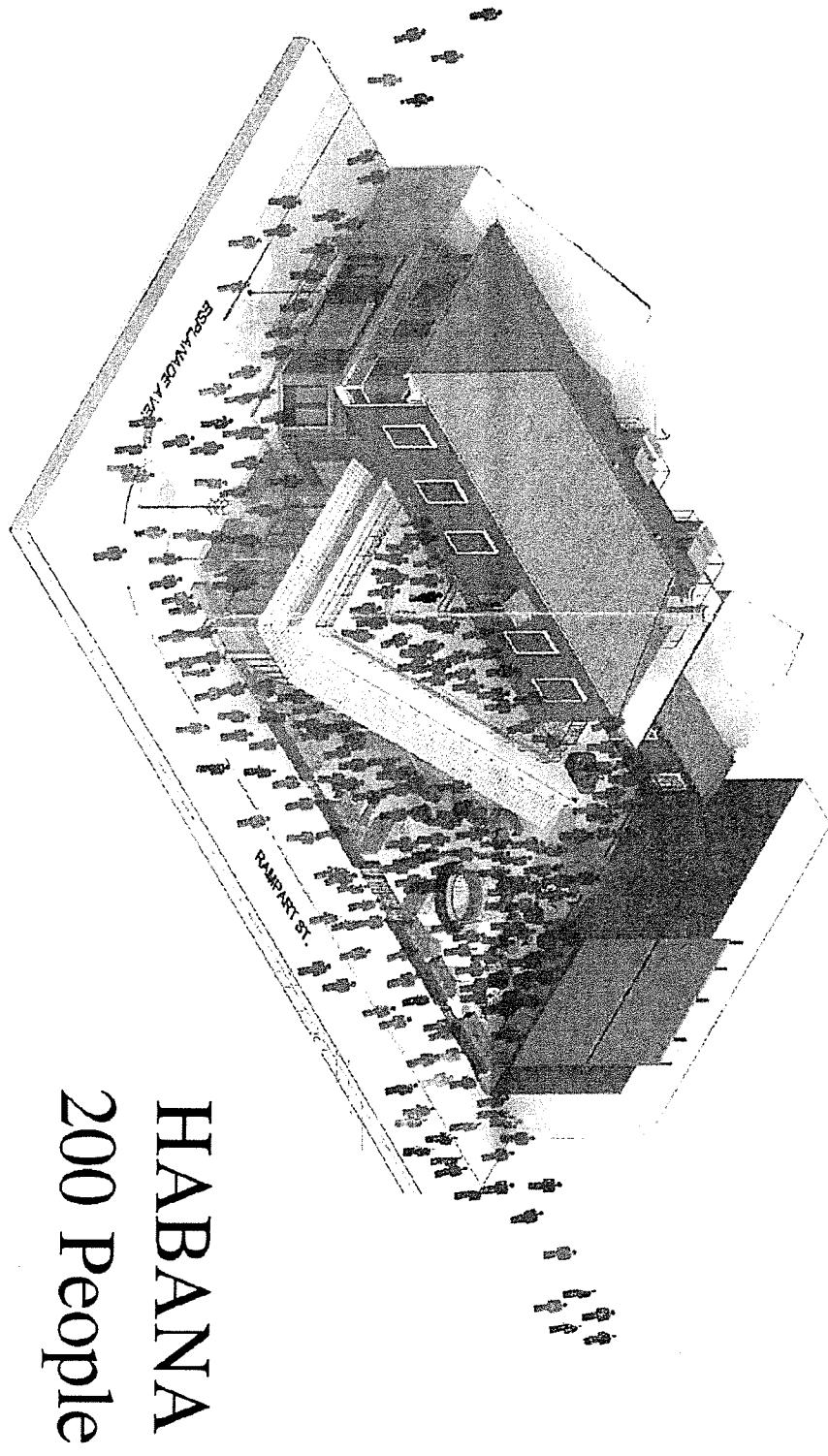


**Sec. 10-236. – Restrictions as to property
near schools, churches, etc.**

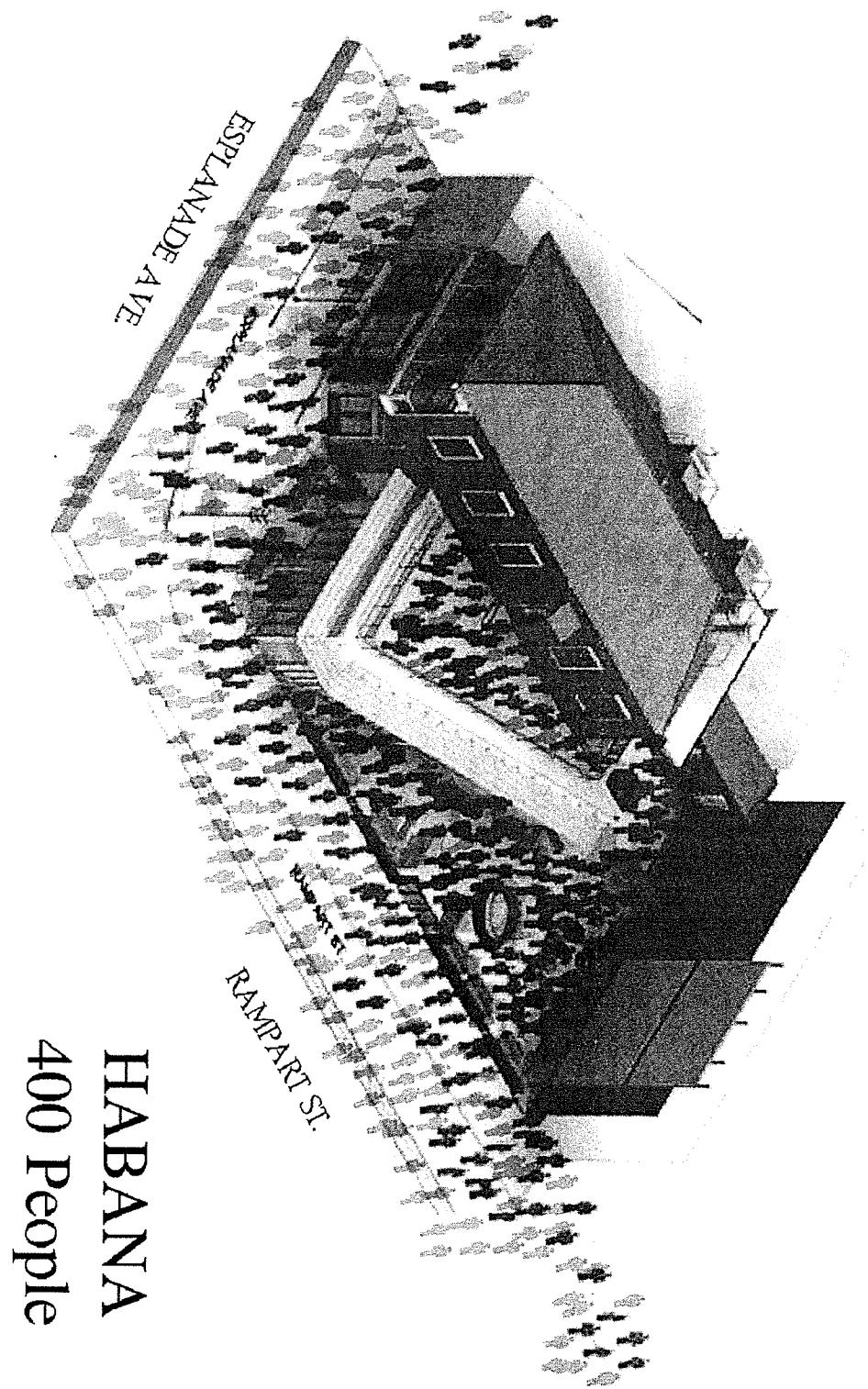
(a) It is hereby declared the sense and policy of this section and section 10-238 that **NO PERMIT SHALL BE GRANTED** for the opening of any barroom, saloon, cabaret or other place **WHERE ALCOHOLIC BEVERAGES ARE SOLD AT RETAIL**, to be consumed on the premises **WITHIN 300 FEET OF ANY** playground, CHURCH, public library, or school

TUN
G

MILLER

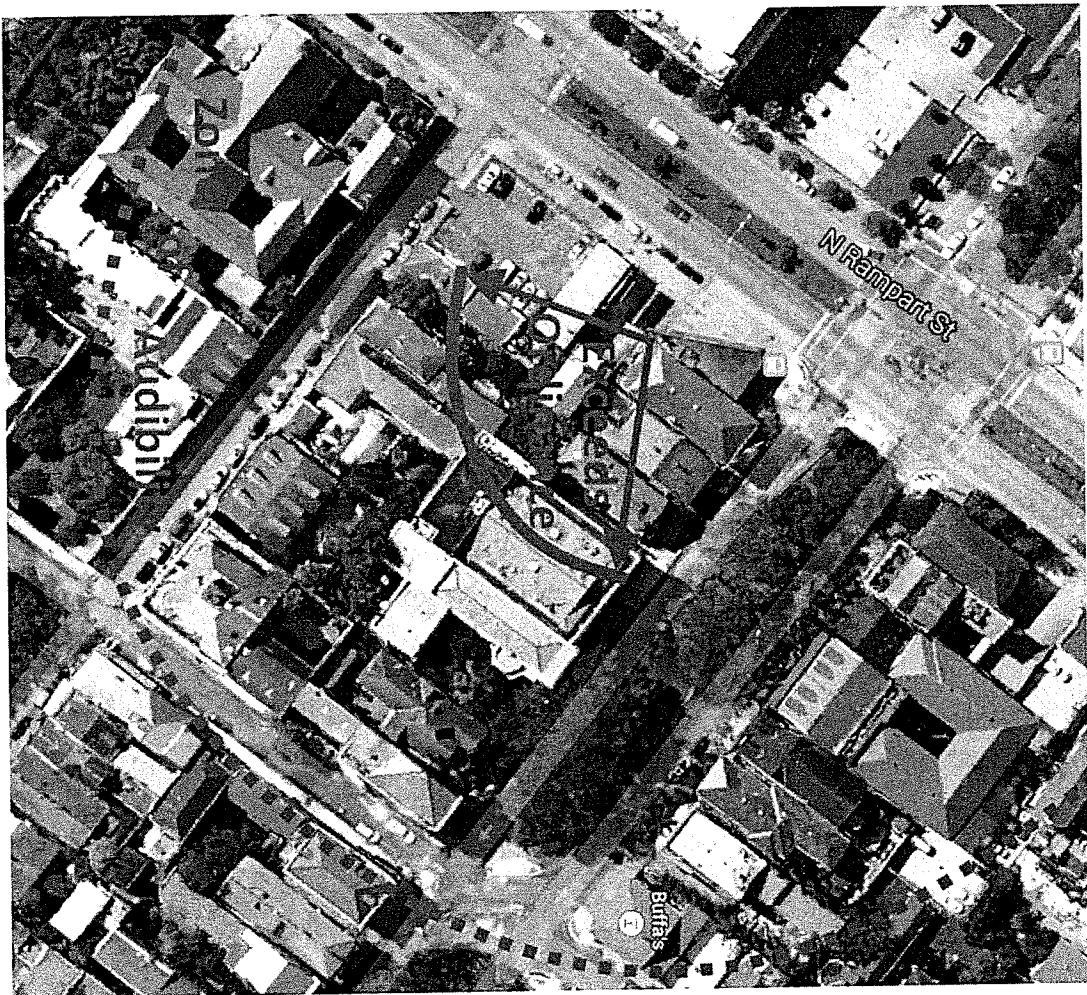


HABANA
200 People



HABANA
400 People

BONNER



BRACKIN

Organizations Opposed

- Faubourg Marigny Improvement Association
- VCPORA
- French Quarter Citizens
- Louisiana Landmarks Society
- Foundation for Historical Louisiana
- Citizens Action Committee

Article 8, Section 8.1 and the Design Guidelines require the Commission to review proposed changes in use.

The Commission and staff ignore the authority requiring review of changes of use:

“Staff would like to affirm that the VCC is not the review entity that approves and permits proposed changes in use; as Article 8, section 8.1 of the Comprehensive Zoning Ordinance explains, the VCC is responsible for reviewing the proposed, physical changes to the building that are necessary in order for the building to function as the proposed, new use.”

-8/26/14 Staff Analysis and Recommendation

COMPREHENSIVE

ZONING ORDINANCE

CITY OF NEW ORLEANS

Ordinance 18,565 C.C.S. July 3, 1953, was amended.

ARTICLE VIII - R-1 Vieux Carré Residential District Requirements

SECTION 1. The regulations set forth in this Article are the District regulations in the

Vieux Carré Residential District (See Article XXIV).

SECTION 2. Use Regulations

No occupancy permit shall be issued by the Director of Safety and Permits, for any change in the use of any existing building until and unless a special permit shall have been issued by the Vieux Carré Commission, except that where no change in exterior appearance is contemplated such permit by the Vieux Carré Commission shall not be required. Where any change in exterior appearance is contemplated, the Vieux Carré Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in this district, subject to the following conditions and safeguards:

1. The historic character of the Vieux Carré shall not be injuriously affected.
2. Signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted.
3. Building designs shall be in harmony with the traditional architectural character of the Vieux Carré.
4. The value of the Vieux Carré as a place of unique interest and character shall not be impaired.

Subject to a special permit issued by the Vieux Carré Commission for any change in use as hereinabove provided, a building or land shall be used only for the following purposes:

- a. Any use permitted in the C-Roue Planning District.
- b. Multiple family dwelling.
- c. Apartments for rent.
- d. Retail business.
- e. Business, editorial, studios.
- f. Religious buildings and other customarily residential in any of the above uses.

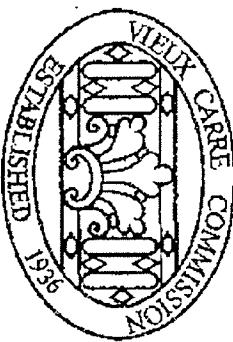
Article 8, Section 8.1 provides:

No occupancy permit shall be issued by the Director of Safety and Permits, for any change in the use of any existing building until and unless a special permit shall have been issued by the Vieux Carré Commission, except that where no change of exterior appearance is contemplated such permit by the Vieux Carré Commission shall not be required. Where any change in exterior appearance is contemplated, the Vieux Carré Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in this district, subject to the following conditions and safeguards:

The Design Guidelines provide:

“The Commission has already acknowledged its authority to disallow uses of property that are detrimental to the Vieux Carre,”
And

“The Vieux Carre Commission is not bound to allow every permitted use to be accommodated in every building.”



DESIGN GUIDELINES

MARCH 18, 1986

AMENDED SEPTEMBER 14, 1986
REPELLED MAY, 1987

-VCC Design Guidelines, 1986,
pg. 57

**The Vieux Carre Commission finds the Guidelines
are necessary, controlling, and a permissible
exercise of its authority.**

“As new growth alerted the world to the charms of the Vieux Carre, controls became necessary so that **large scale projects and grand schemes would not erode the very charms that underlay the Quarter’s popular success.**”

-VCC Design Guidelines, 1986, pg. 2

“The carefully compiled principles and regulatory details of these guidelines, based on fifty years of experience by the Vieux Carre Commission, are to be taken as valid and tested.”

-VCC Design Guidelines, 1986, pg. 57

“The Commission has to consider each design on its own merit as well as its effect on its neighbors and the Vieux Carre as a whole ... by following these guidelines, the property owner is doing his part to help the Commission protect the fragile, irreplaceable environment of this historic district.”

Each proposal's "effect on its neighbors..."
and effect to the "*tout ensemble*" is to be
considered by the Commission

- Affidavit and Testimony of Arno Bommer;
- Statements of neighborhood residents;
- Statement of Anthony Tung;
- The Staff and the Commission itself has noted the detrimental effects of this proposal.

Detrimental Effects noted by Staff and Commission

- The Staff of the Vieux Carre Commission has already noted that this design erodes the historic character of the area, by noting that it “is curious to know why the ... residential unit [is] being maintained in **an environment that would not be conducive to peaceful living.**”
-3/12/13 Staff Analysis, adopted herein by reference.

- **9/23/14 Staff Analysis:**
“installation of the vents on the river-side slope is unsuitable due to the effects on neighboring properties.”

- **10/1/14 Staff Analysis:**
“The proposal presents questions regarding the addition of noise and traffic to the corner.”

- **10/14/14 Staff Analysis:**
“staff already has concern that the use of the canopy top as an occupy-able space **“change(s) the defining characteristic of the building and its site and environment.”**... The Committee should be very thoughtful when considering the proposed use for the canopy, considering it is the defining feature of that structure.

“staff contends that exhaust stacks are better placed on the river-side roof slope ... but is concerned about the effect on neighboring properties.”

The application, as proposed, will violate the Comprehensive Zoning Ordinance Open Space Requirements.

“A minimum of 30% open space for interior sites and 20% for corner sites shall be maintained”.

SUMMARY

- 1) The Design Guidelines have been completely ignored in evaluating this proposal;
- 2) Open Space requirements will not be met;
- 3) The Commission and its Staff have acknowledged that the proposal will have detrimental effects to the historic character of the neighborhood and the “*tout ensemble*”.

Vieux Carre Commision Design Guidelines

- No citation to nor mention of the design guidelines throughout the entirety of this application.
- Any approval given to the application, given the Staff and Commission's choice to ignore its own Design Guidelines suggest that the decision will be found to be arbitrary and capricious.



Café Habana Plans



CAFE HABANA

ADDRESS OF PROJECT:
1040 ESPLANADE AVE / 1324 NORTH RAMPART
1036-1038 ESPLANADE AVE
NEW ORLEANS, LA 70116

*** COLORS DEPICTED ARE NOT FINAL. THEY ARE FOR RENDERING PURPOSES ONLY TO HELP CONVEY OVERALL AESTHETICS & MATERIALITY ***

CONSTRUCTION DOCUMENTS 12-19-1

JOB NO

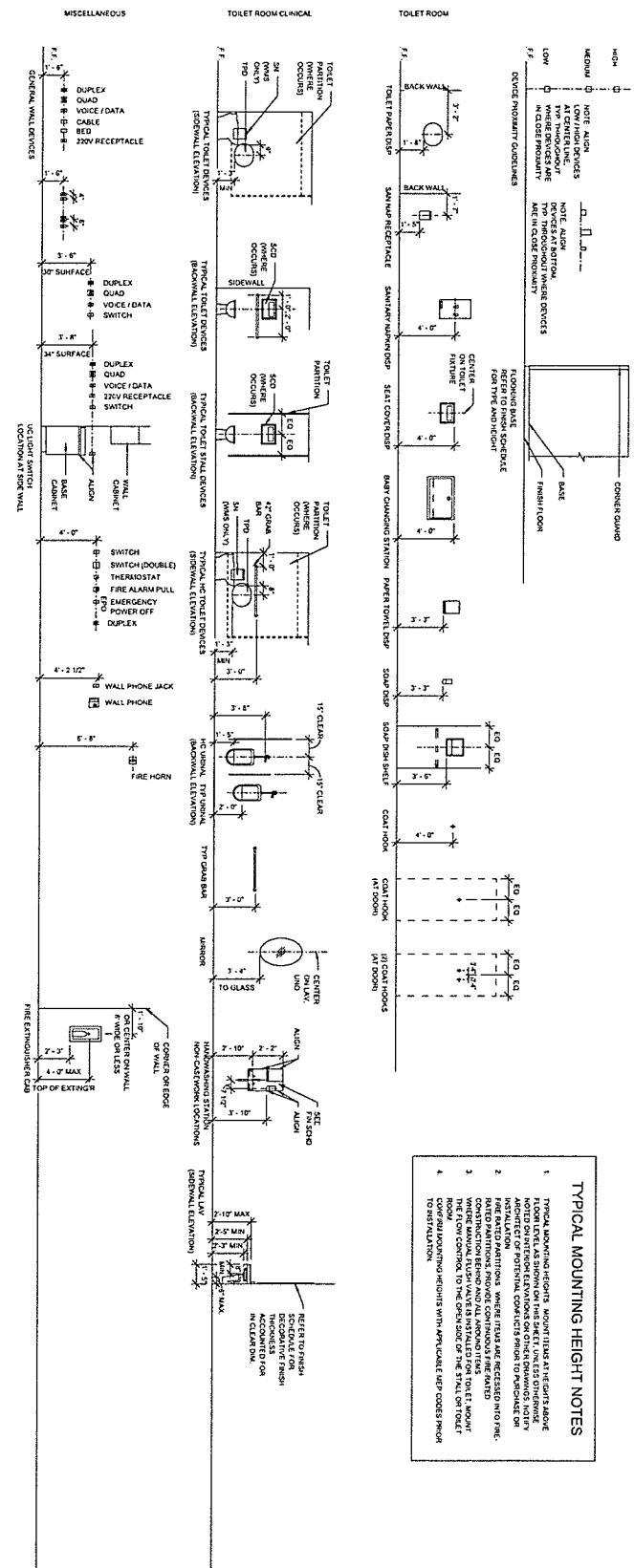
A0.5

ROZAS • WARD
A PROFESSIONAL CORPORATION
www.rwarch.com
100 Poydras St Suite 300 New Orleans LA 70116
504.529.4275

CAFE HABANA

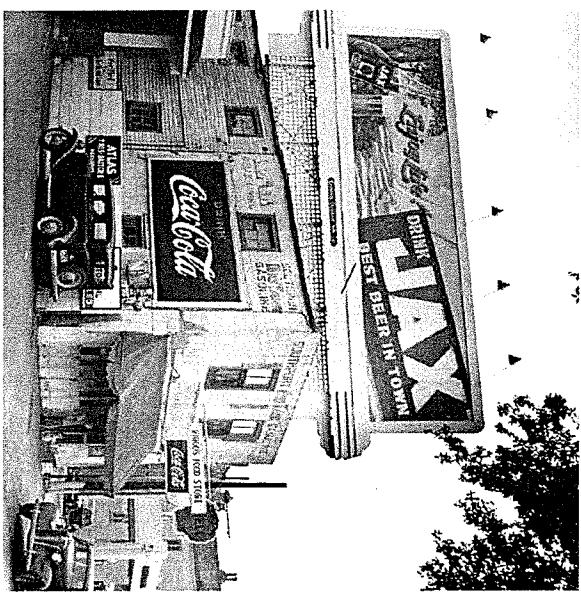
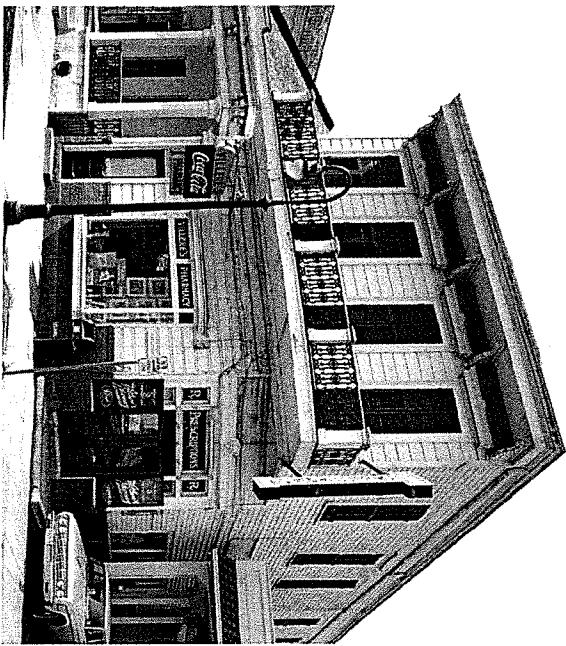
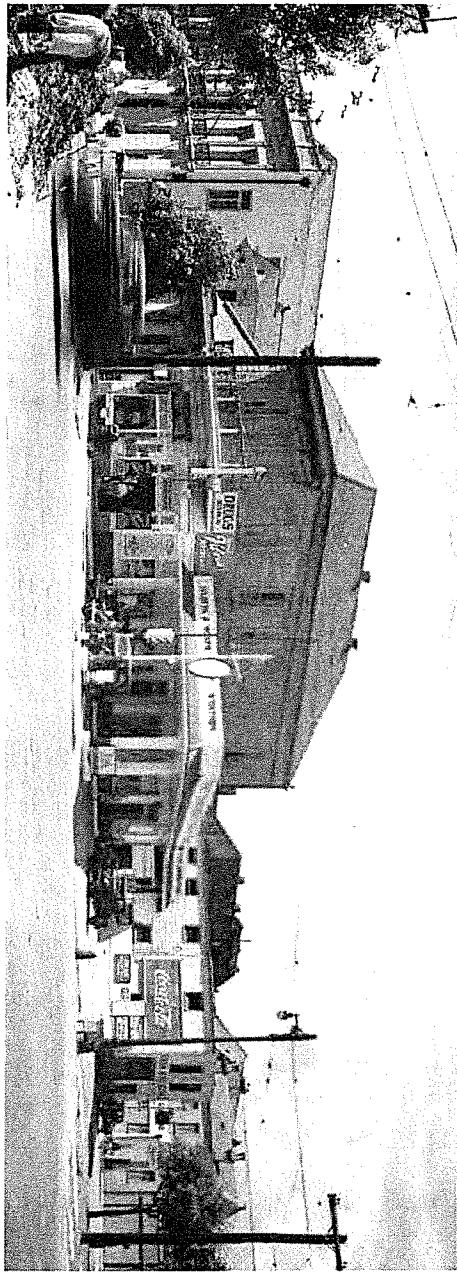
1040 ESPLANADE AVE / 1324 NORTH RAMPART
1036-1038 ESPLANADE AVE
NEW ORLEANS, LA 70116

1040 ESPLANADE AVE / 1324 NORTH RAMPART
1036-1038 ESPLANADE AVE
NEW ORLEANS, LA 70116



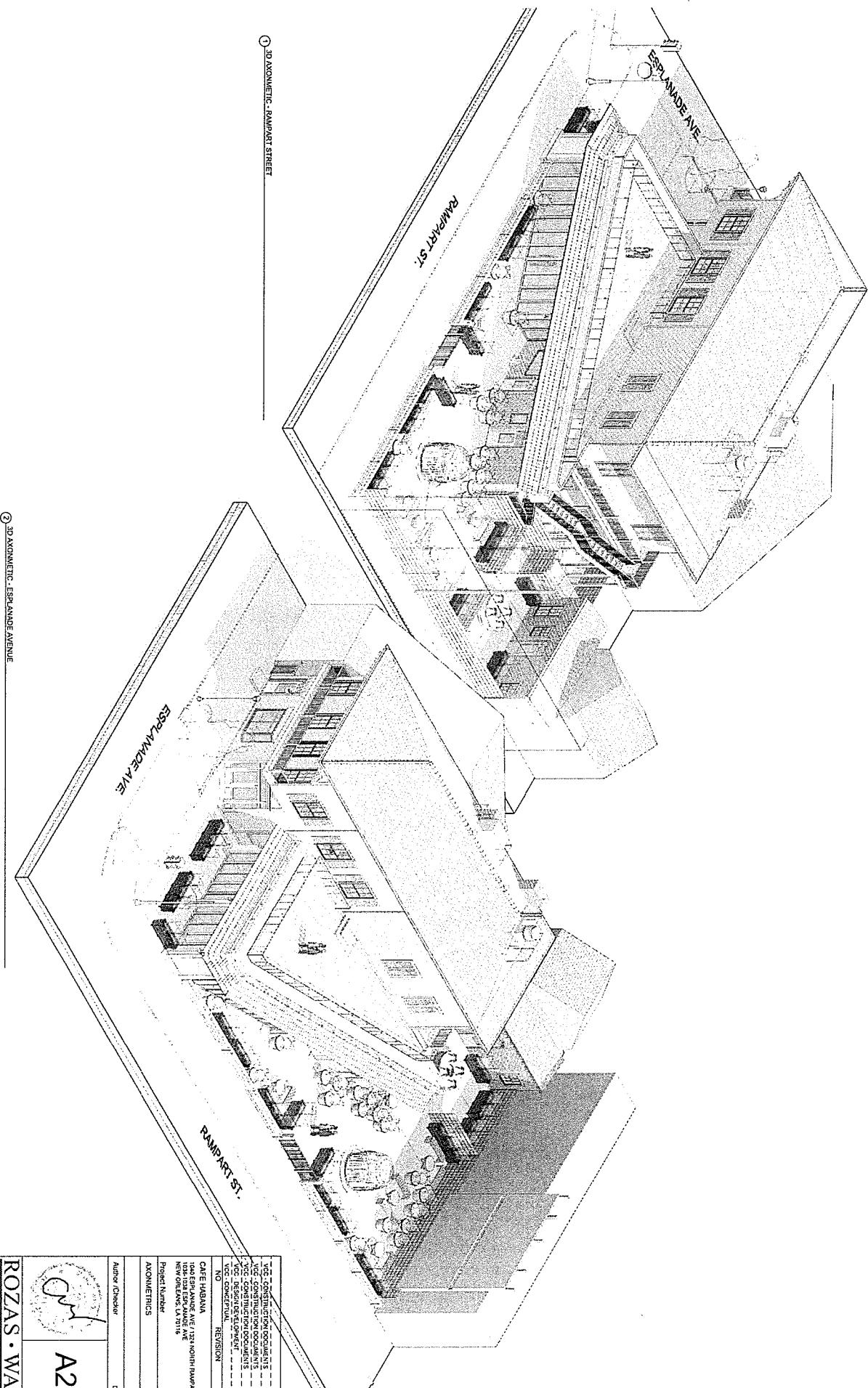
TYPICAL MOUNTING HEIGHT NOTES

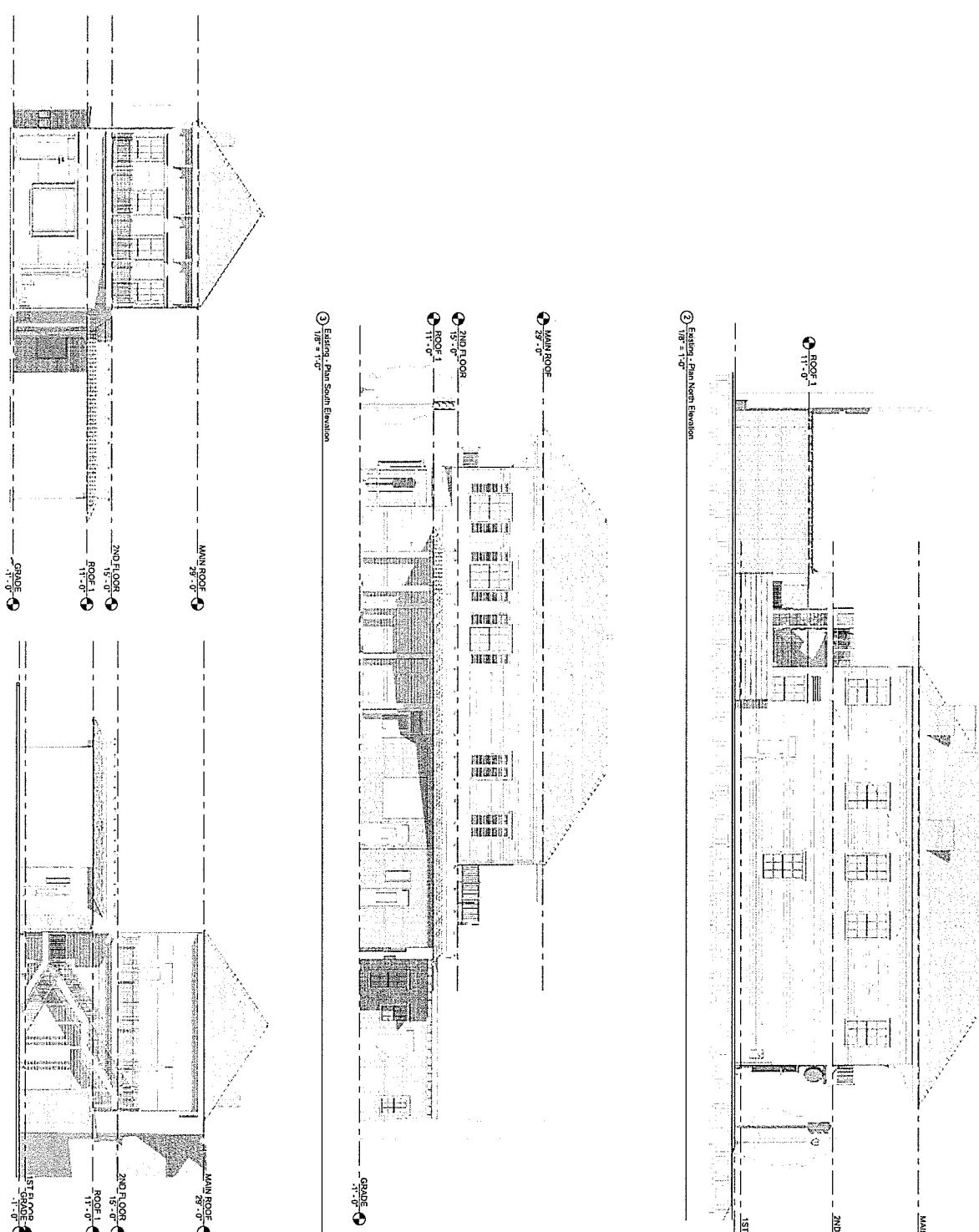
**TYPICAL MOUNTING HEIGHTS. MOUNT ITEMS AT THE HEIGHTS ABOVE
FLOOR LEVEL AS SHOWN ON THIS SHEET UNLESS OTHERWISE
NOTED OR ON REQUEST. ELEVATIONS ON THIS SHEET ARE INCHES.
NOTIFY ARCHITECT OF PROBLEMS PRIOR TO PURCHASE OR
FIRE RATED PARTITIONS. THESE TEARS CAN BE RELEASED INTO FIRE.
RATED PARTITIONS PROVIDED CONTAINERS NOT RATED.
CONSTRUCTION BEING AND ALL INDIVIDUALS
WHERE MANUFACTURER'S NAME IS INSTALLED ON TOILET, ETC.
TOILET, ETC., MUST BE INSTALLED ON THE OPEN SIDE OF THE STALL OR TOILET
DOOR.
RECOMMENDED MOUNTING HEIGHTS WITH APPROPRIATE STEP CODES PROVIDED
ON REQUEST.**



	A2.0
ROZAS • WARD	inchütter
A PROFESSIONAL CORPORATION	
110 PINEWOOD ST SUITE 200 NEW ORLEANS, LA 70116	
Project Number:	ABRHO
HISTORICAL SITE PHOTOS	
Author/Checker	DRAWN BY
DATE	SCALE
NO.	REVISION
Cafe Habana 1000 St. Charles Avenue, North Rampart New Orleans, LA 70116	
Project Number:	
Title:	
Historical Site Photos:	
Drawing:	

P PALMISANO CONTRACTORS
NO. C-00041111 MUL-A-002
02/2007

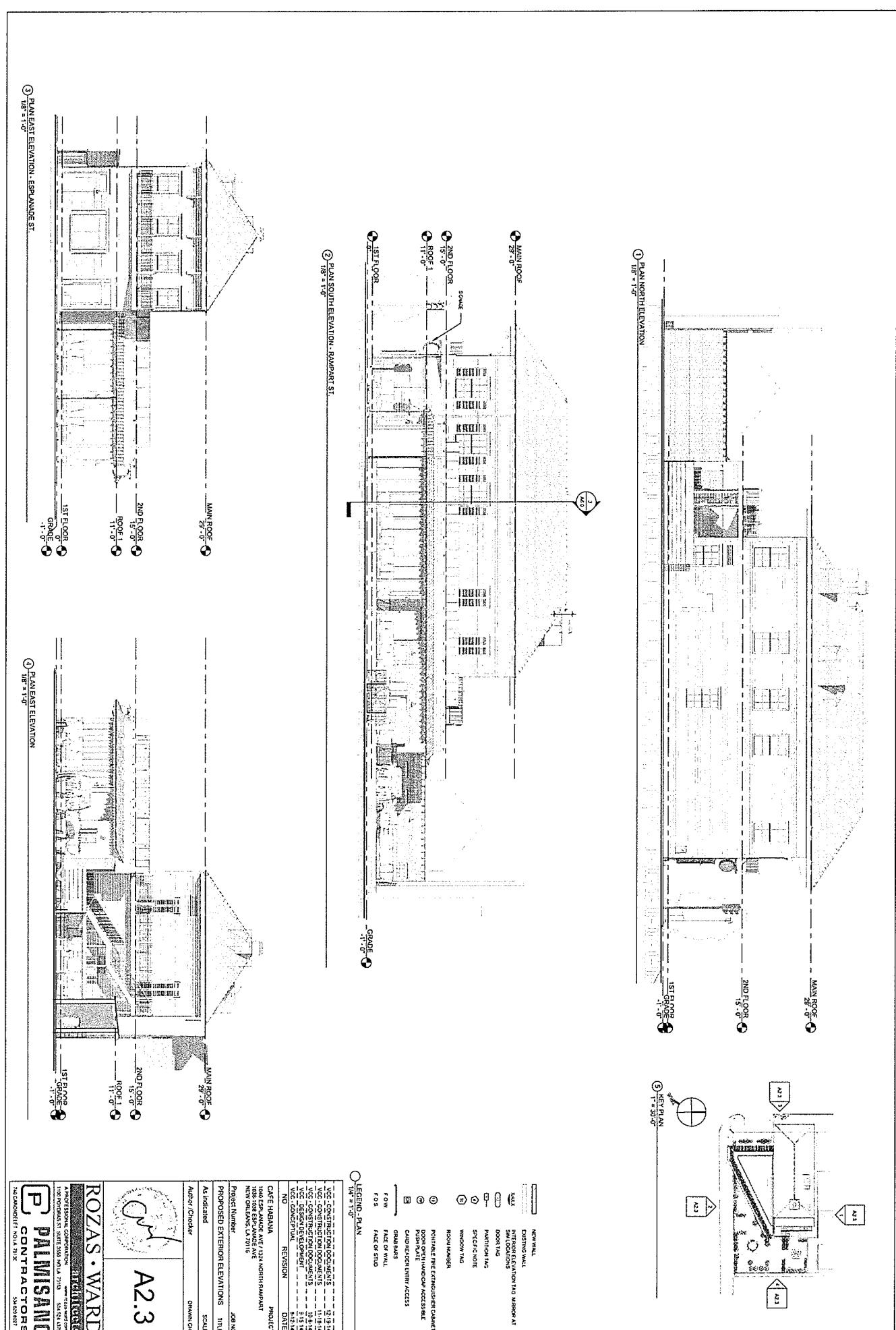


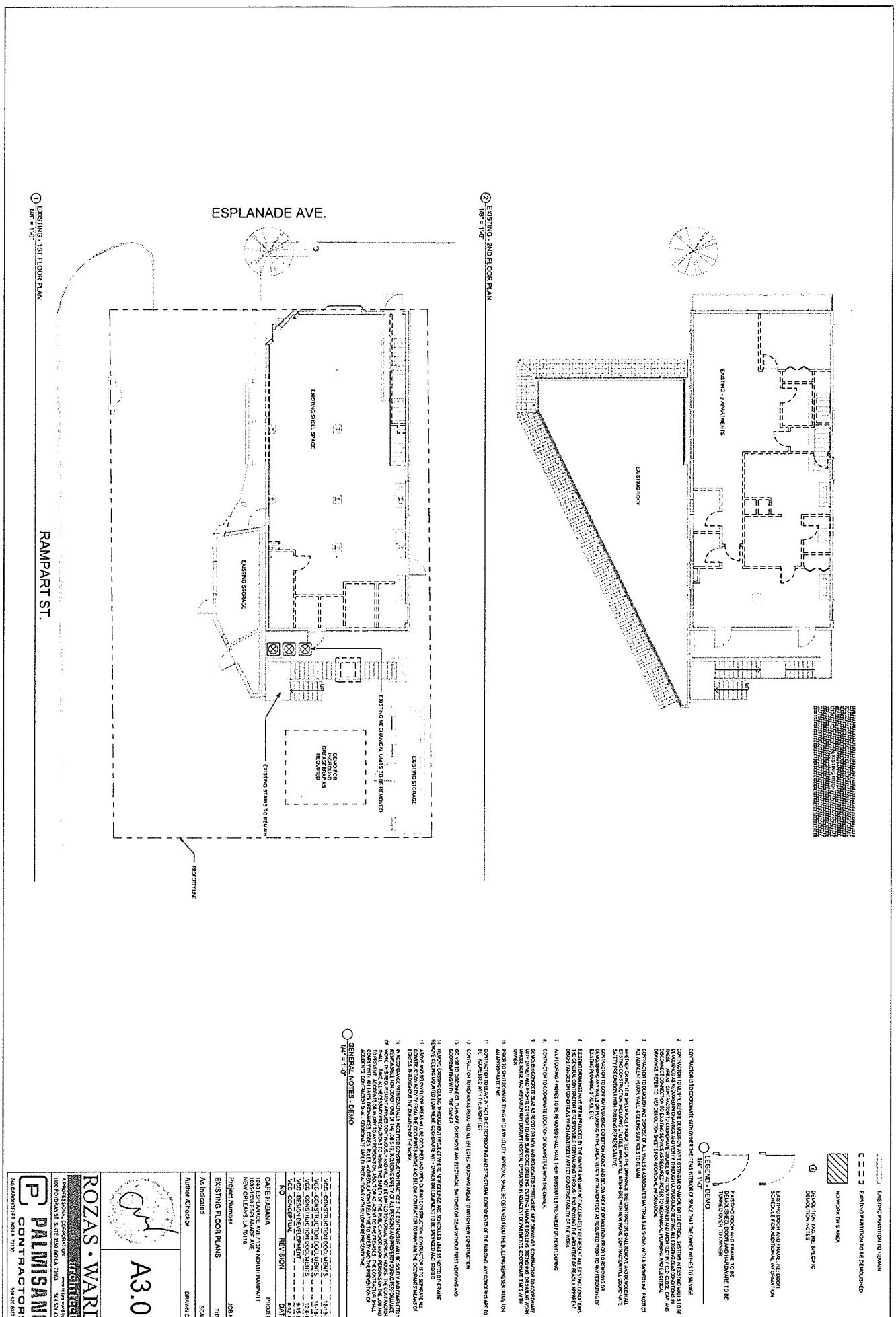


④ Existing - Plan West Elevation

1 Existing - Plan East Elevation
 $1/8'' = 1'-0''$

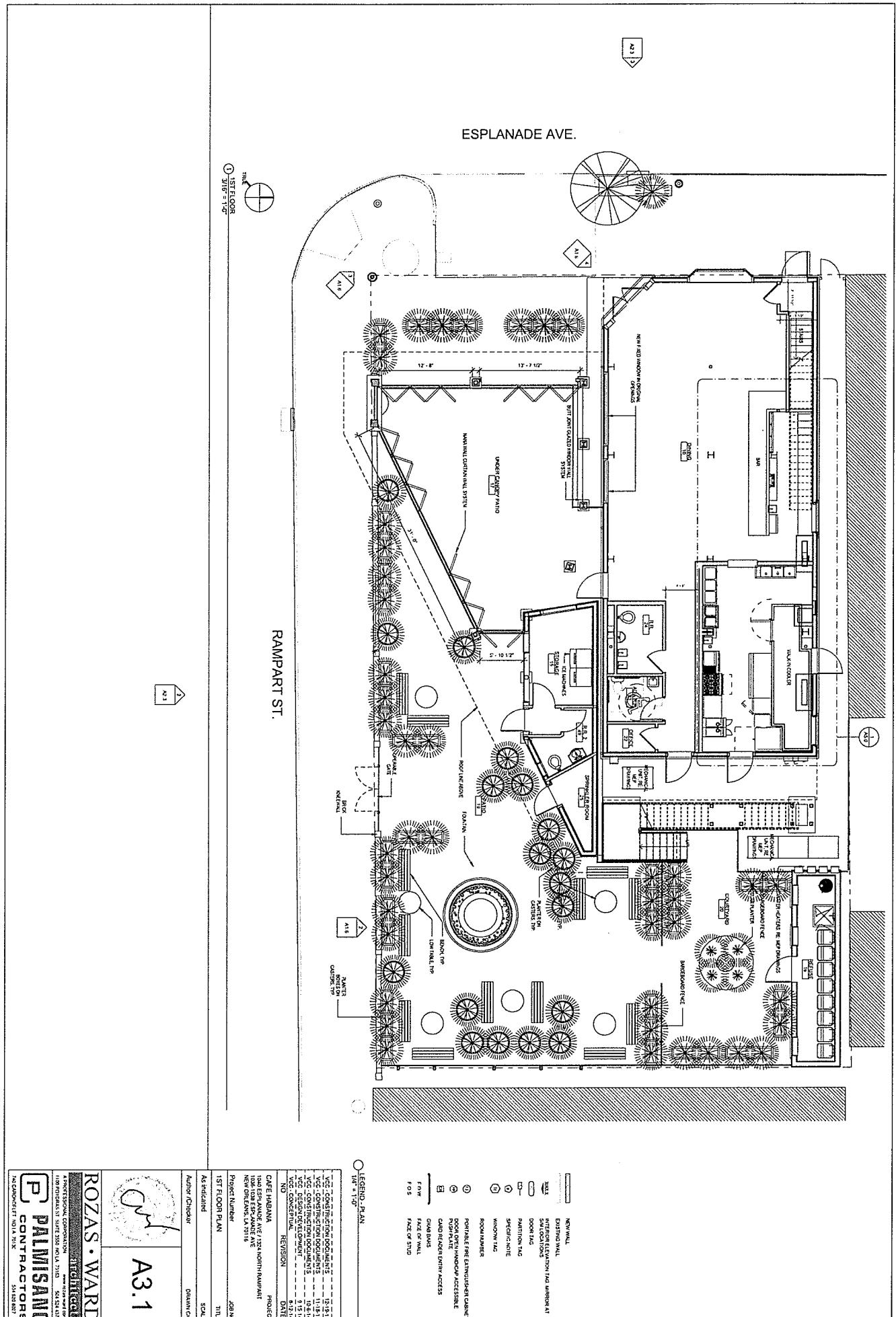
The logo consists of a stylized letter 'P' enclosed in a square frame, with the word 'PREMIER' stacked vertically above it.

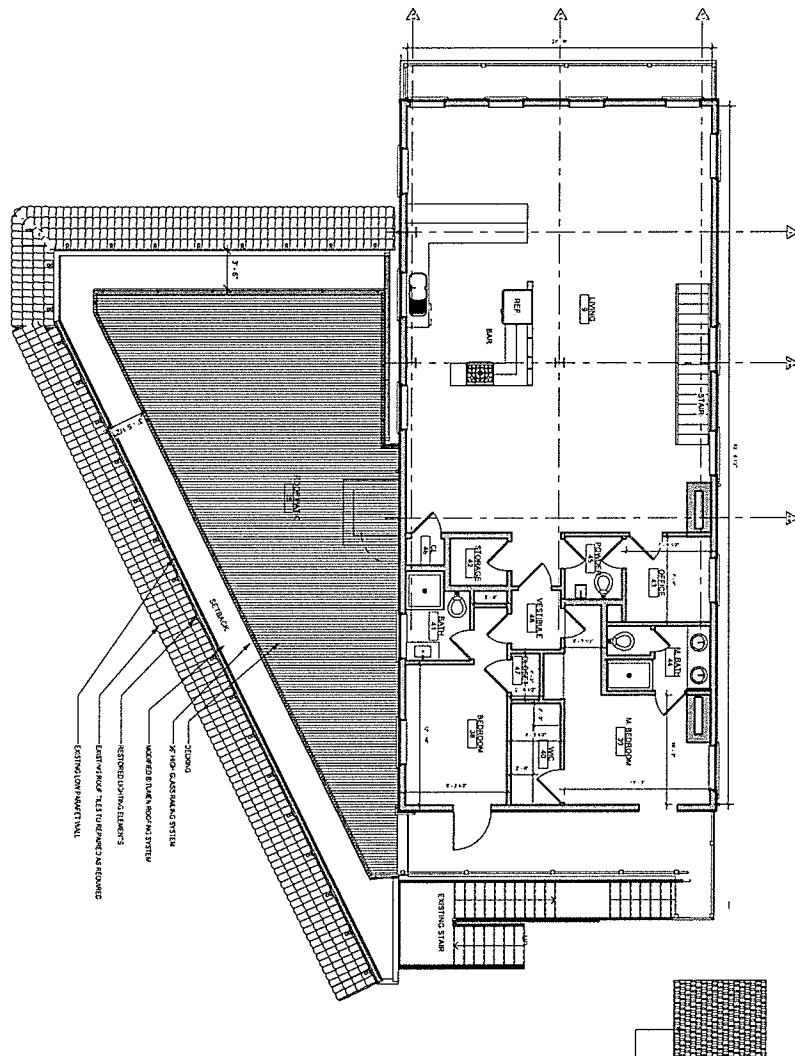




1 EXISTING - 1ST FLOOR PLAN

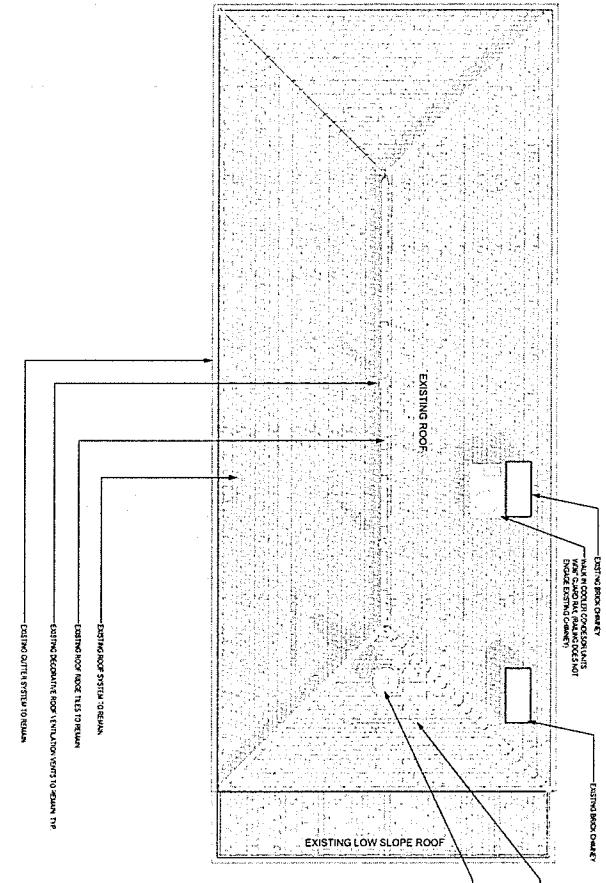
RAMPART ST.





LEGEND - PL
1/4" = 1'-0"

P		PALMISANO CONTRACTORS		REVISION	
A PROFESSIONAL CORPORATION 110 PINEHORN STREET, SUITE 200, NEW YORK, NY 10013 TELEPHONE: (212) 545-5475		DATE			
NO.		JOB NO.		PROJECT NUMBER	
CAFE HABANA 1024 ESPERANZA AVE., 122 NORTH BOURBON NEW ORLEANS, LA 70116		10-14		10-14	
2ND FLOOR PLAN		TITLE		DRAWN BY	
As indicated		A3.2		DRAWHCK	
Author Checker					
ROZAS • WARD					
					
ARCHITECTS					
www.palmisano.com					
10-14-2002					



① 30'-0" 1/8"

- Existing roof drain
- Existing outer stud to return
- Existing exterior roof insulation need to return to
- Existing roof deck

LEGEND: PLAN

WALL	EASTING WALL
DOORING	INTERIOR ELEVATION AND MUNICIPAL UTILITIES
PARTITIONING	
SPECIFIC NOTE	
WHIRLWIND TAC	
ROOM NUMBER	
PORTABLE FIRE EXTINGUISHER CABINET	
DOOR OF EXTINGUISHER ACCESSIBLE	
CHIMNEY REACHES	
GRAB BARS	
FACE OF WALL	
F.O.W.	
FACE OF STUD	

No. C-00000000000000000000000000000000

DATE: 01/01/2015

REVISION: 01

PROJECT: CAFE HABANA

LOCATION: 1001 ESPANADE AVE / 125 NORTH RAMPART

ARCHITECT: ROZAS & WARD

CONTRACTOR: PALMISANO CONTRACTORS

Job No.: 00000000000000000000000000000000

Title: ROOF PLAN

Scale: 1/8"

Author/Editor: DIBBLE, OM

Date: 01/01/2015

Comments:

As indicated

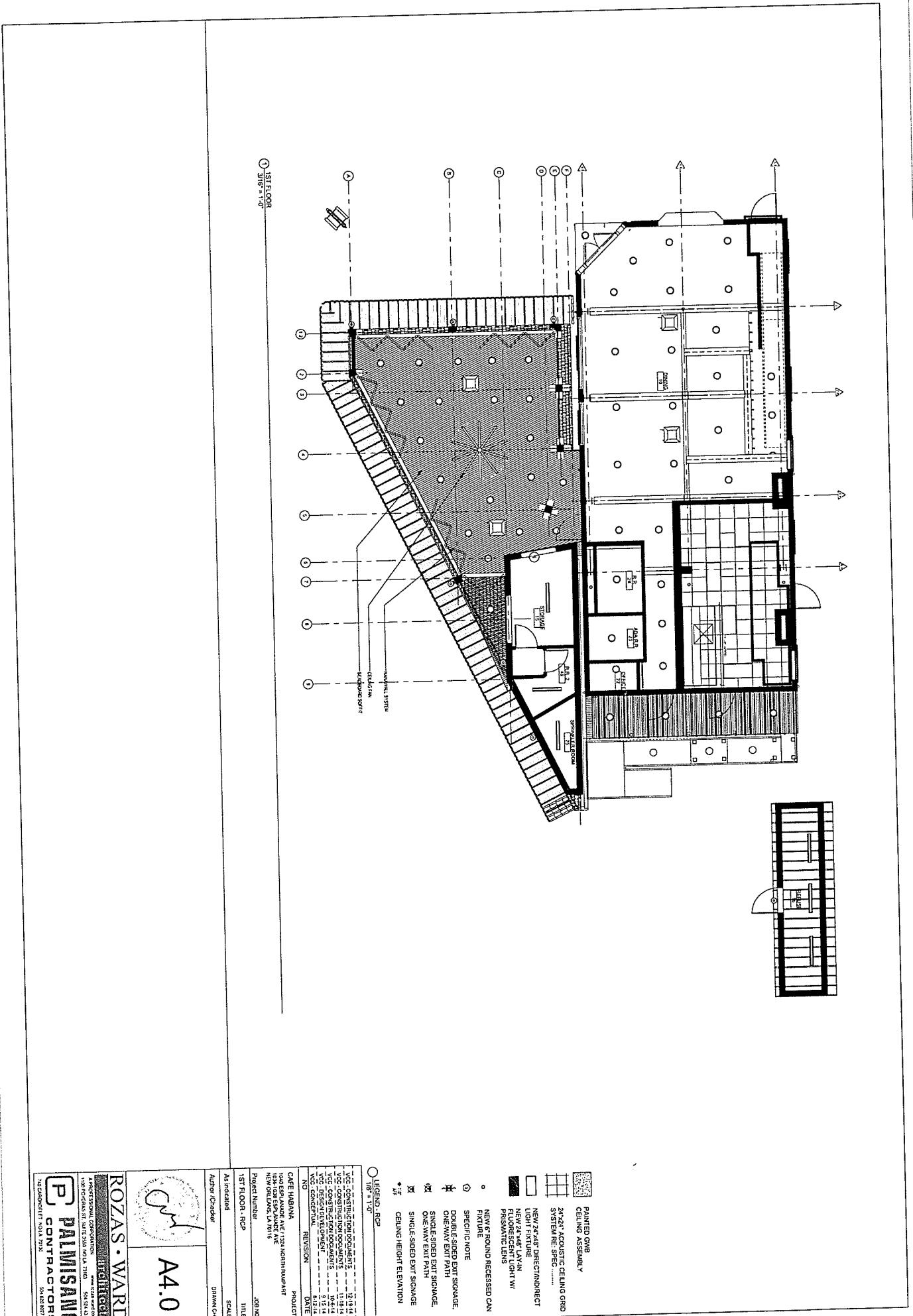
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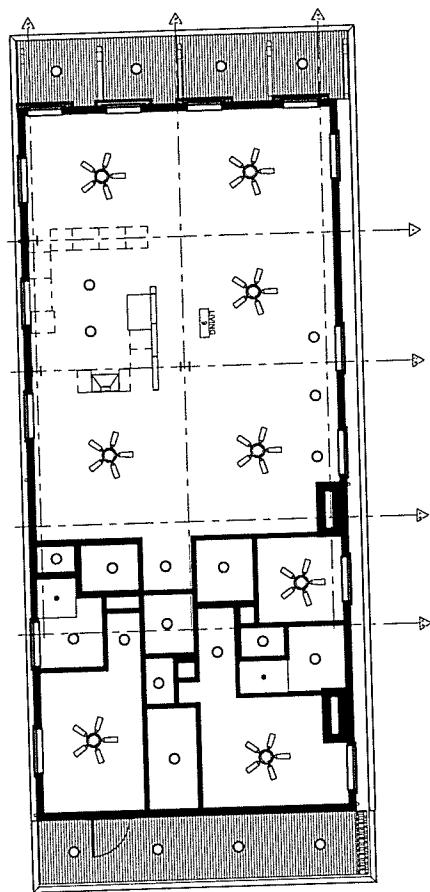
Date: 01/01/2015

Comments:

As indicated

Approved:</





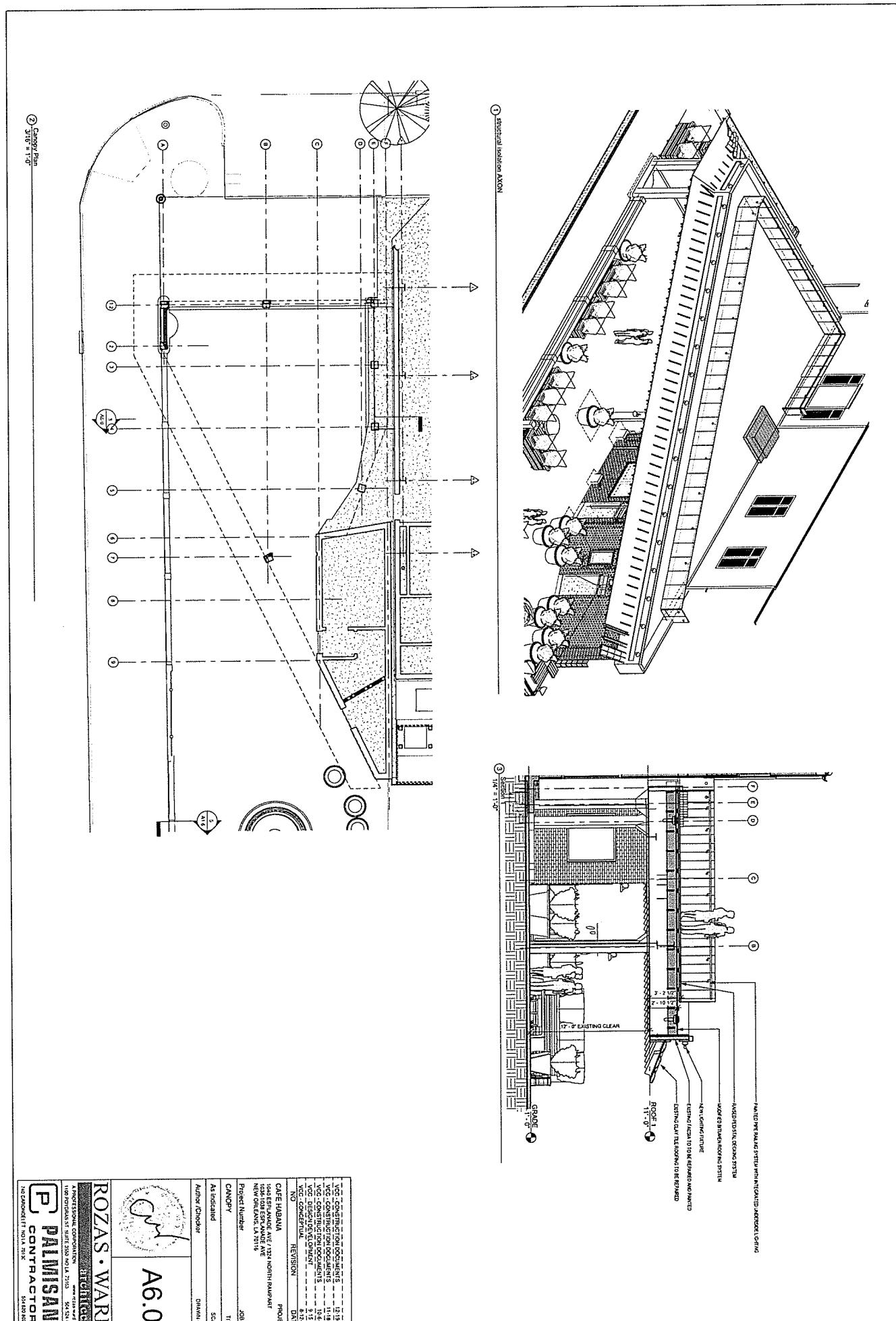
① 2ND FLOOR
30'6" x 14'0"

PAINTED GNG ASSEMBLY
24"X24"ACOUSTIC CEILING GRID SYSTEM PER SPEC
NEW 24"X48" DIRECT/DIRECT LIGHT FIXTURE
NEW 24"X48" LAY-IN FLUORESCENT LIGHT W/ PRISMATIC LENS
• NEW 6" ROUND RECESSED CAN
○ FIRE RETARDANT
◎ SPECIFIC NOTE
✖ DOUBLE-SIDED EXIT SIGNAGE
✖ ONE-WAY EXIT PATH
✖ SINGLE-SIDED EXIT SIGNAGE
✖ ONE WAY EXIT PATH
✖ SINGLE-SIDED EXIT SIGNAGE
✖ CEILING HEIGHT ELEVATION

- 10'0" x 14'0"
- VOC CONSTRUCTION DOCUMENTS — 12/17/15
- VOC CONSTRUCTION DOCUMENTS — 11/18/14
- VOC DESIGN DEVELOPMENT — 10/17/14
- VOC CONSTRUCTION — 9/15/14
- NO. 8/21/14
- REVISION DATE
- CAFE HABANA PROJECT
- 1028 PINE AVE / 12M NORTHWRIGHT NEW ORLEANS, LA 70116
- Project Number Job No.
- 2ND FLOOR - RCP Title
- As indicated Scale
- Author / Checker Dorian Clark

A4.1

	ROZAS-WARD Architects
A PROFESSIONAL CORPORATION 1100 PINE AVENUE, SUITE 1000, HOUSTON, TEXAS 77010 TEL 713.658.1100 FAX 713.658.1101	
	PALMISANO CONTRACTORS
1420 AMARILLO DRIVE, HOUSTON, TEXAS 77024 TEL 281.441.6177 FAX 281.441.6227	



ROZAS • WARD
architects

A6.0

1
GENERAL NOTES

ISOLATED SPREAD FOOTING SCHEDULE

ISOLATED SPREAD FOOTING SCHEDULE					
NAME	SFS	REINFORCING STEEL		WHT	SHEAR
		NO.	DEG.	NO.	DEG.
11	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1
12	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1
13	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1
14	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1
15	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1
16	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1
17	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1
18	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1
19	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1
20	-25-25-25-25	-1	-1	1-1-1-1	1-1-1-1

FOOTING SCHEDULE

This is an architectural drawing of a foundation plan. It features a large rectangular trench outlined by a thick black line. The interior of the trench is filled with small black dots representing aggregate. To the left of the trench, there is a hatched area with a diagonal cross-hatch pattern. A vertical dimension line indicates a height of 10' 0" from the bottom of the trench to the top of the foundation wall. A horizontal dimension line indicates a width of 30' 0". In the bottom right corner of the drawing, the text "SEE SCHEDULE" is written.

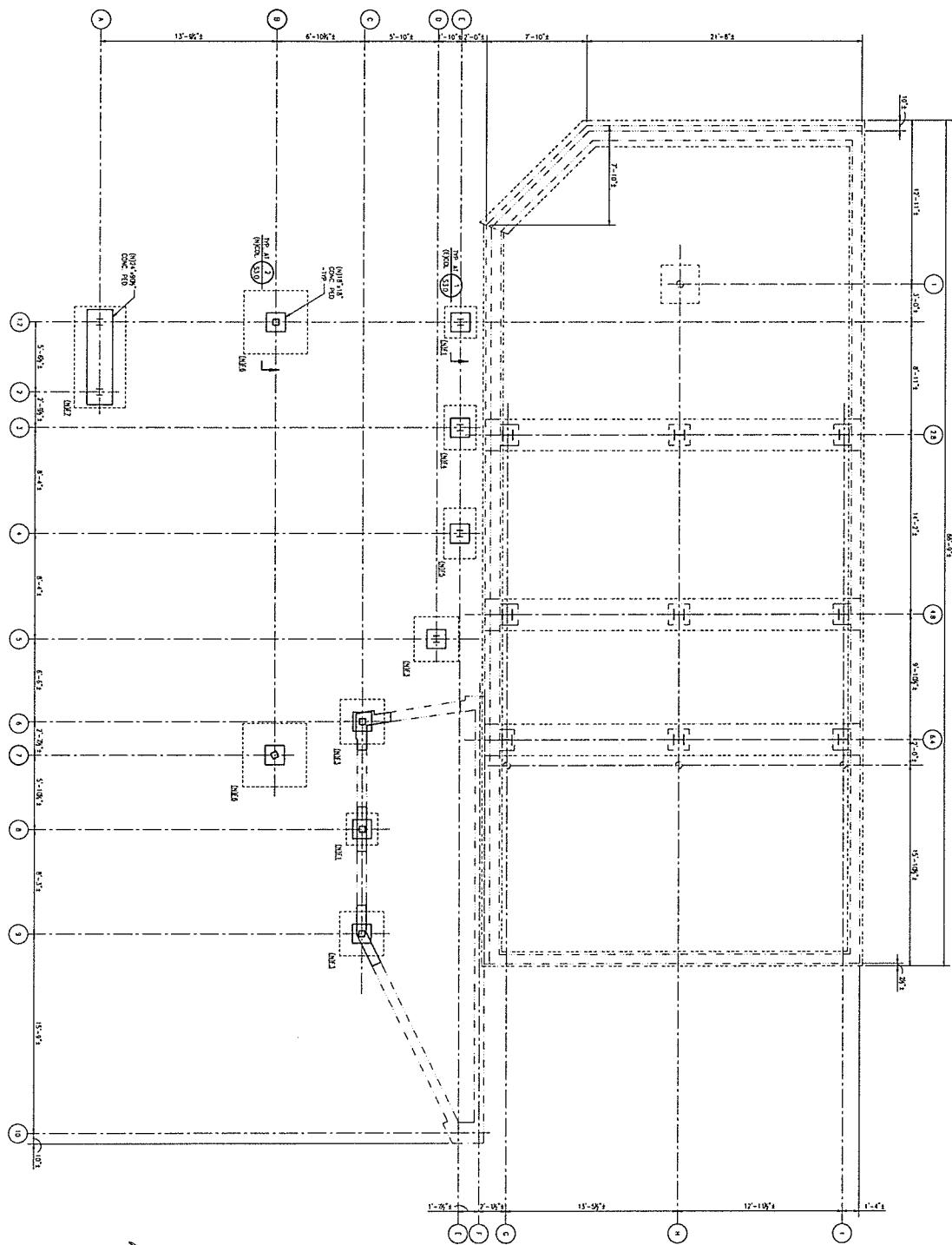


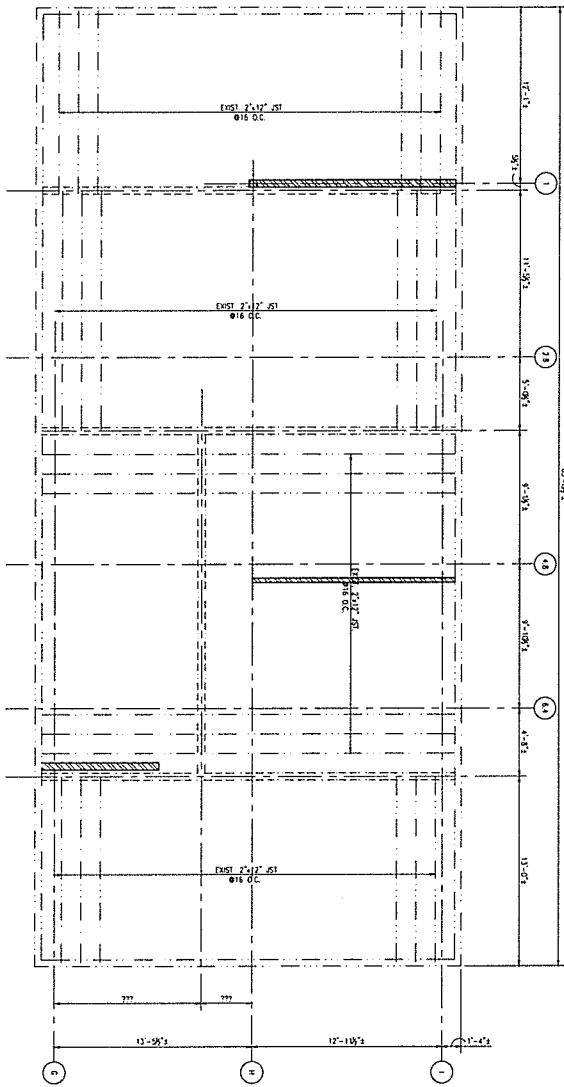
MORPHY
MAKOFFSKY
INCORPORATED
CONSULTING ENGINEERS
(DCA) 488-1317
JAN NO. 12091

**PALMISANO
CONTRACTORS**

IV
DRAWING CHECK

52





**EXISTING ATTIC
FRAMING PLAN**

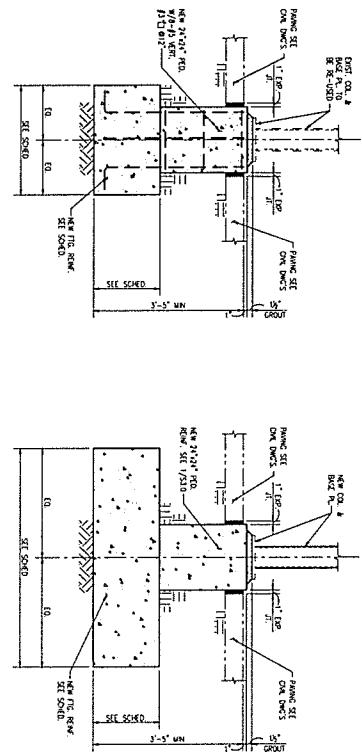
BLW NOTES UNLESS NOTED OTHERWISE

1. (1) - INDICATES DUSTING CONSTRUCTION
2. (N) - INDICATES NEW CONSTRUCTION
3. - INDICATES SCAFFOLD WALL

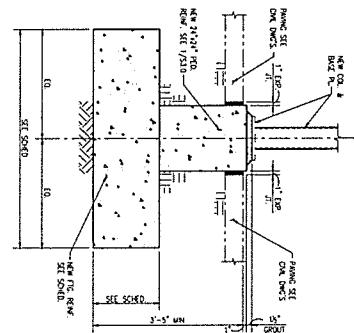
VCC CONSTRUCTION DOCUMENTS		11-15-11
VCC CONSTRUCTION DOCUMENTS		11-15-11
VCC DESIGN DEVELOPMENT		9-15-14
VCC CONCEPTUAL		9-15-14
NO	REVISION	DATE
CAFE HABANA		
1040 ESPANOLA AVE.		
PROJECT		
Project Number	JOINING DATE	
EXISTING ATTIC FRAMING PLAN	TITLE	



**MOROSKY
INCORPORATED
GENERAL CONTRACTORS**
(204) 451-1317
100 CARBONDALE, N.D.
**PALMISANO
CONTRACTORS**
504 233-6227
700 CARBONDALE, N.D.



1 SECTION
1/4"=1'-0"



2 SECTION
1/4"=1'-0"



MORSE
ARCHITECTS
INC.
CONTRACTORS
200 N. WILMINGTON
SUITE 1000
LOS ANGELES, CALIFORNIA
90012
(213) 623-1341

PALMISANO
CONTRACTORS
INC.
CONTRACTORS
200 N. WILMINGTON
SUITE 1000
LOS ANGELES, CALIFORNIA
90012
(213) 623-1341

10-26-14

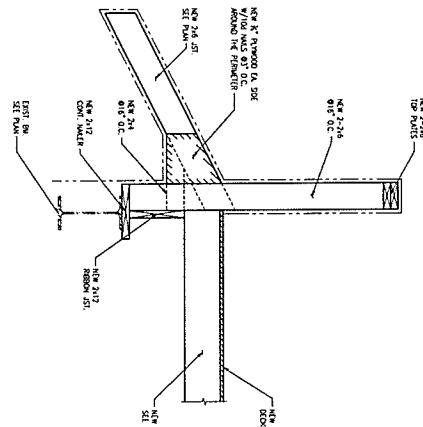
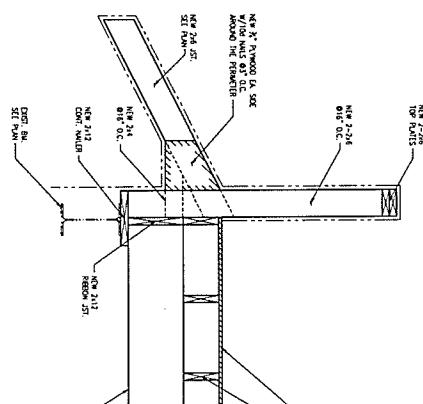
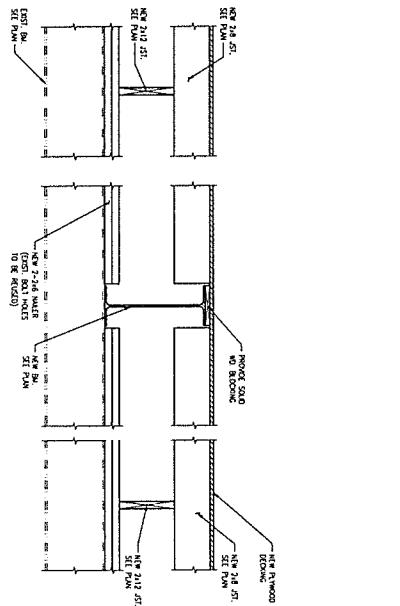


ROZAS • WARD
STRUCTURE

S3.0

MY	DRAWMNG
Project Number	Job No.
FOUNDATION SECTIONS	FILE
SCALE	
REV.	

PROFESSIONAL CORPORATION
1100 ESPANADE AVE., SUITE 1000, LOS ANGELES, CA 90012
(213) 623-1341



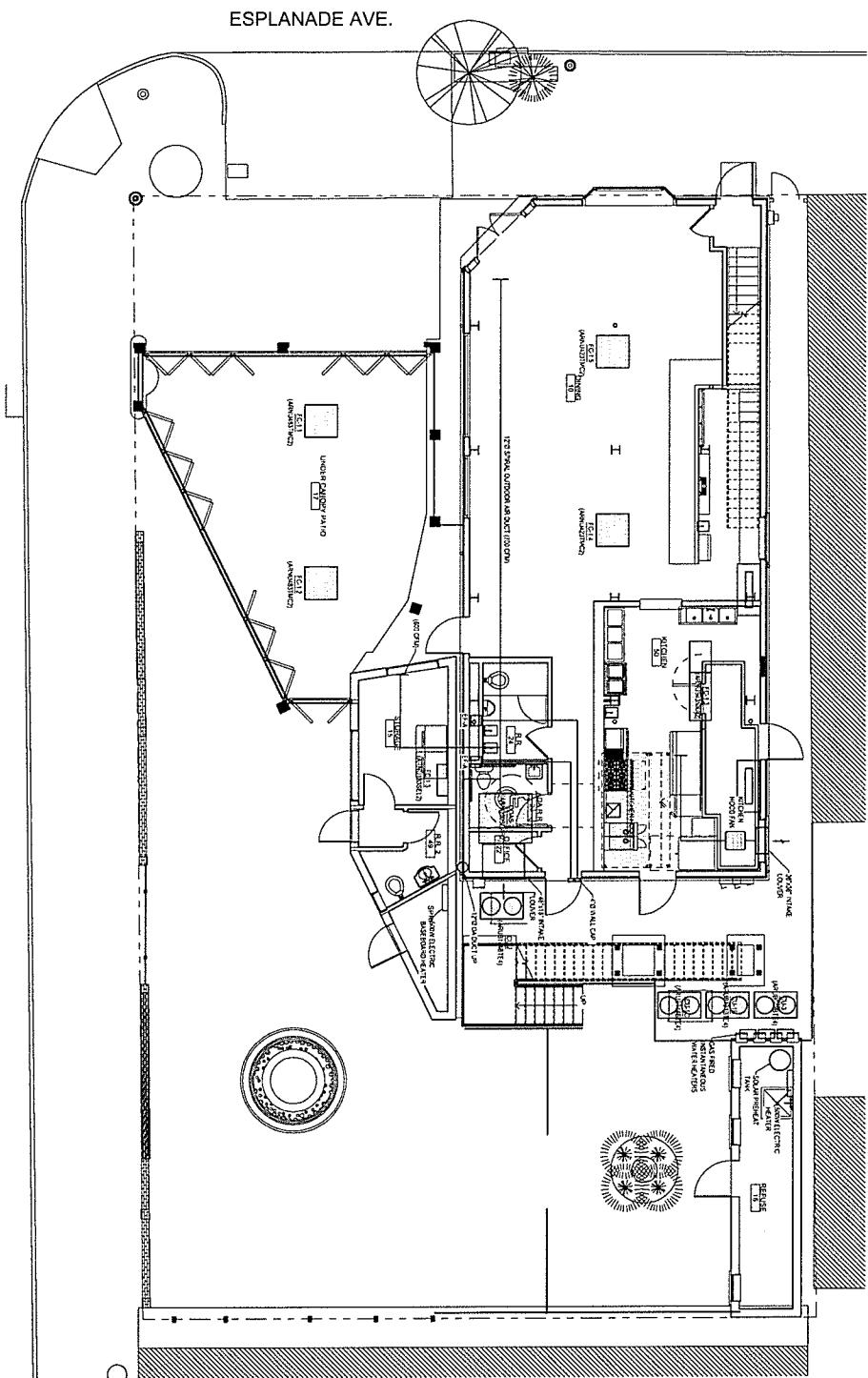
SECTION
1
540

SECTION
2
510

SECTION
1-0-1

 MOORE & WARD <small>INCORPORATED 1891</small>		 F. PALMSANTE & CO. <small>INCORPORATED 1891</small>	
			
			
			
			
			
			
			
<img alt="Architectural drawing stamp with 'F.			

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① First Floor - Plumbing • HVAC

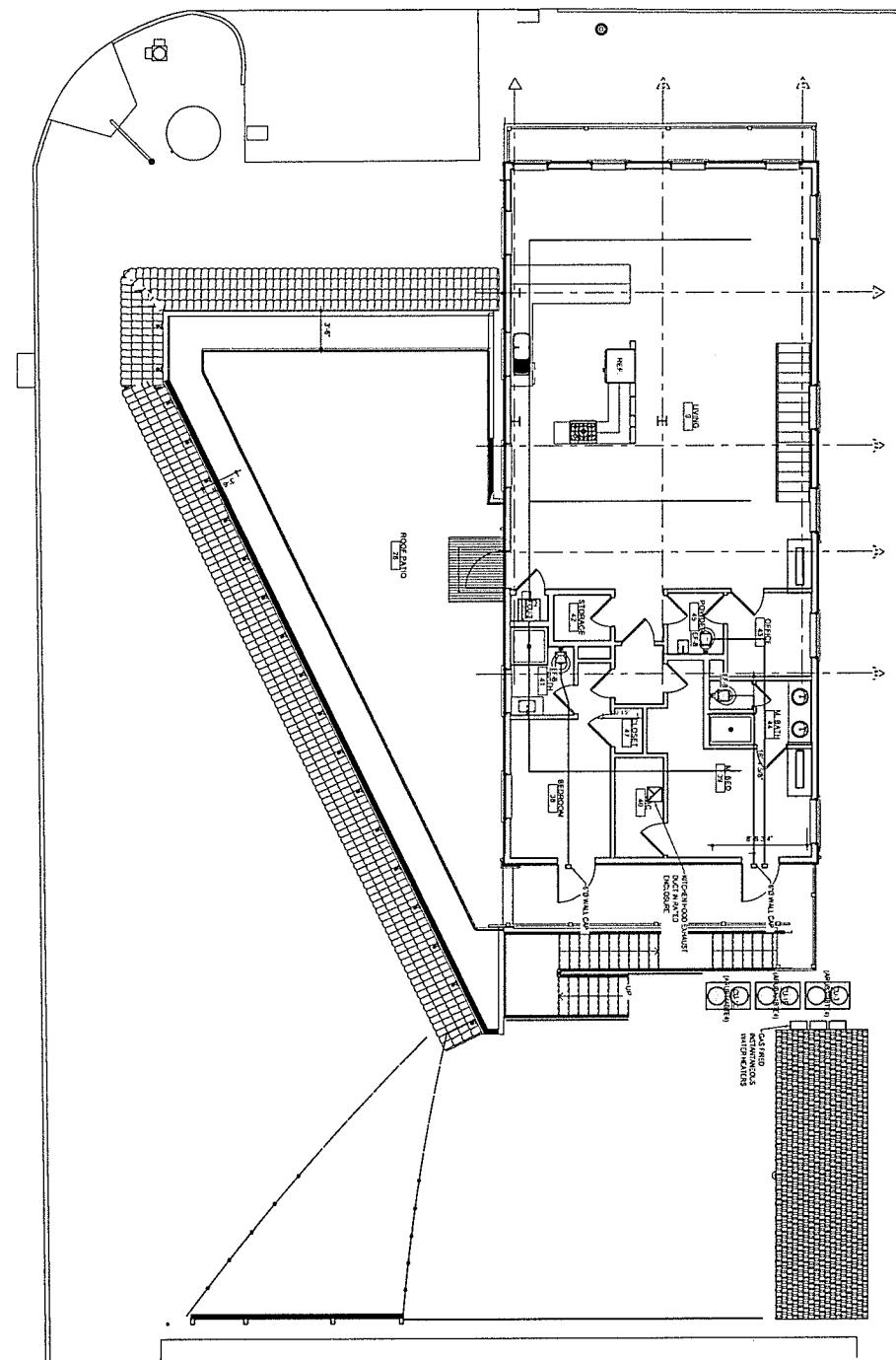
PONTCHARTRAIN MECHANICAL
M. LITTLE PAPARAY
Metairie, La. 70002
(504) 833-2301

PALMISANO
CONTRACTORS
504 625 8027

ROZAS • WARD

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① Second Floor Plan - HVAC
3016-1-D



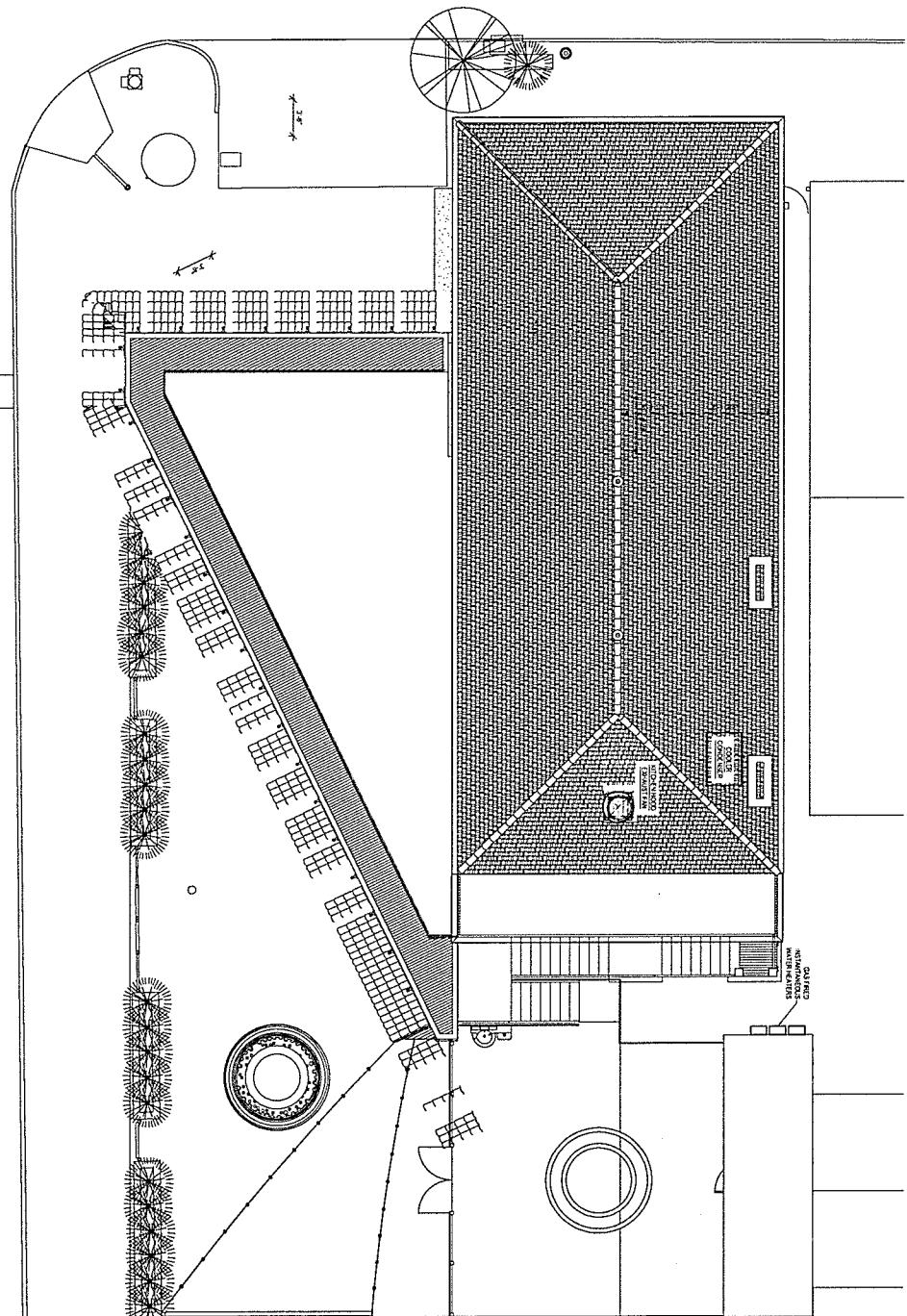
ROZAS • WARD
PONICHAIR TRAIN MECHANICAL CONTRACTORS
1040 Spanish Avenue
New Orleans, LA 70116
13007
Project Number: 20110
Second Floor - HVAC
As indicated
W. HUMPHRIES
SPAWN/DMK

PALMISANO
Humphries
CONTRACTORS
1040 Spanish Avenue
New Orleans, LA 70116
13007
Project Number: 20110
Second Floor - HVAC
As indicated
W. HUMPHRIES
SPAWN/DMK

M1.2

PROJECT NUMBER: 20110
DATE: 10/10/2013
PAGE: 1 OF 1
SHEET: 1 OF 1
SCALE: 1/4 INCH = 1'-0"

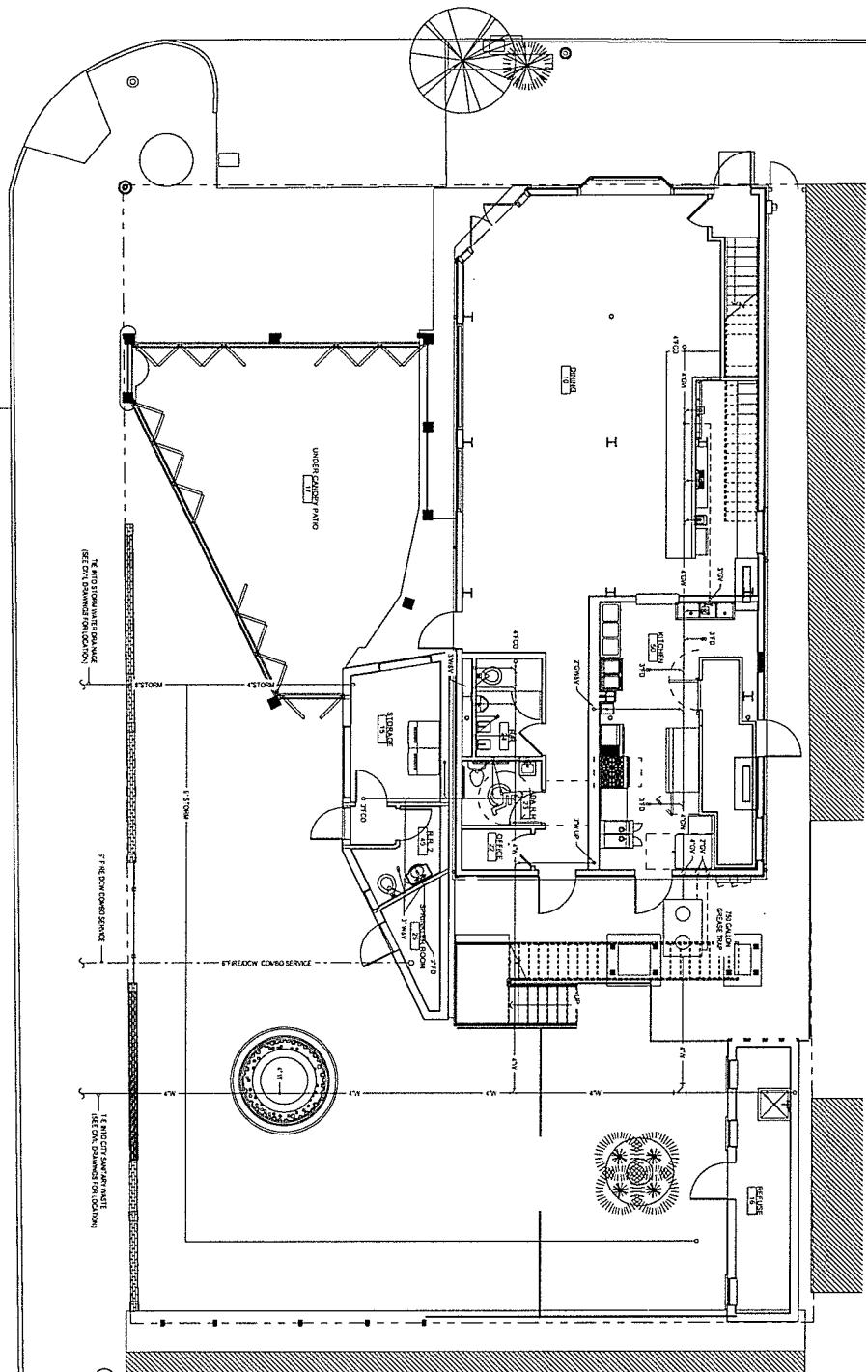
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1 Roof Plan - HVAC
3/16" = 1'-0"

PONTCHARTRAIN MECHANICAL
THE LITTLE PARIS OF THE SOUTH
METairie, La. 70003 (504) 733-3001

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① Underground - Plumbing

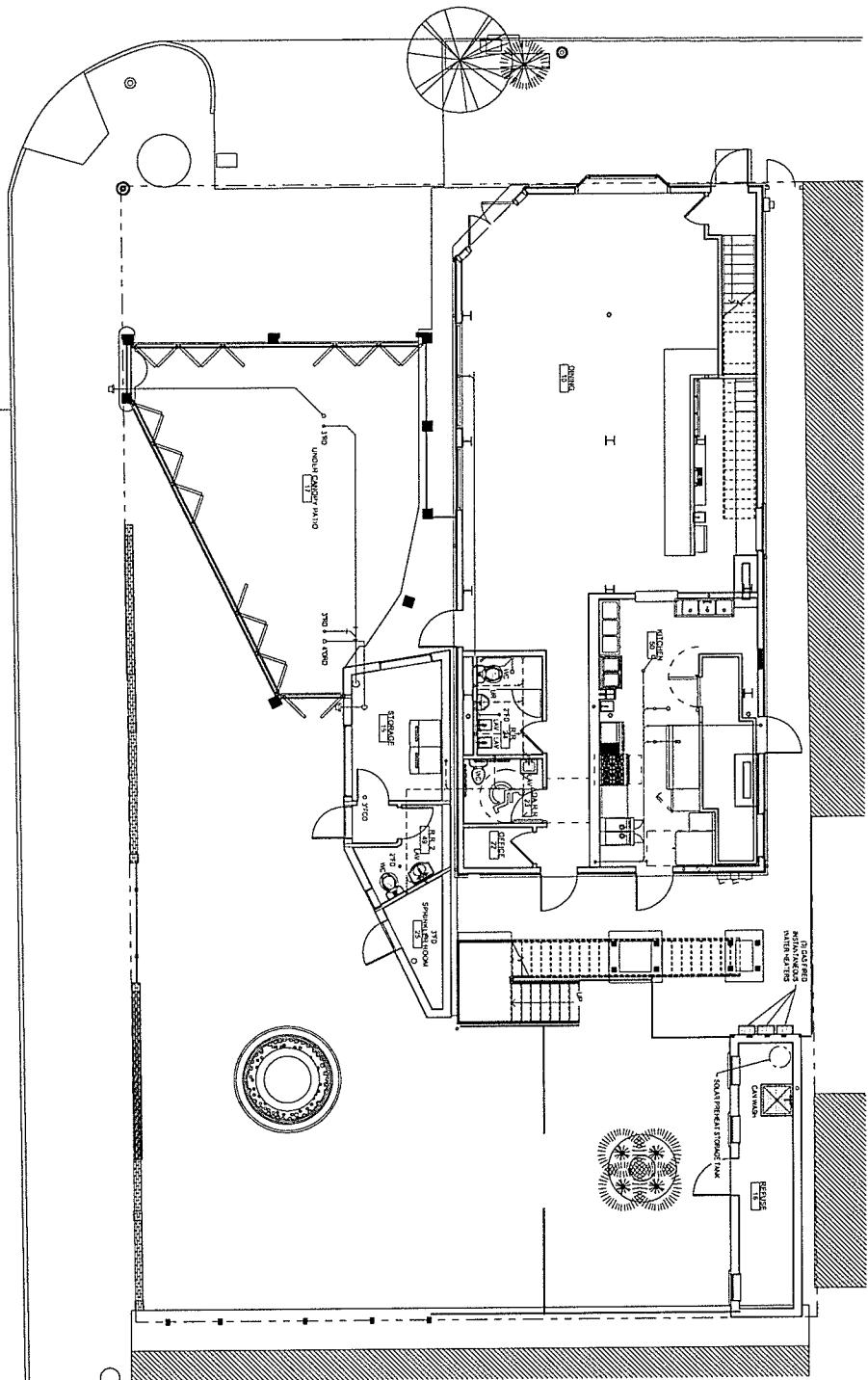
PONTCHARTRAIN MECHANICAL
716 LITTLE PARSIPPANY
METairie, LA 70050 (504)733-3001

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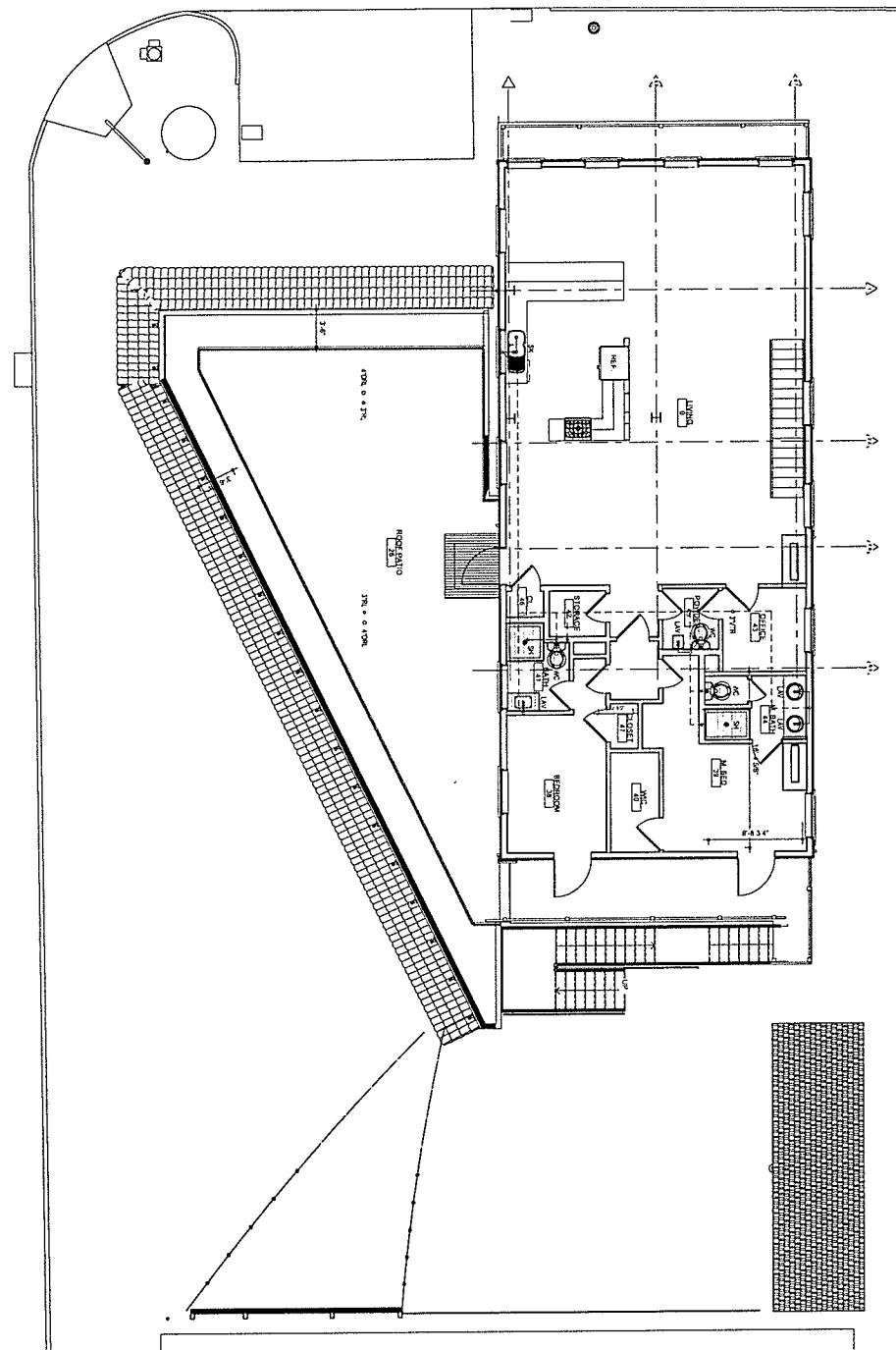
- 1 -

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① First Floor - Plumbing - DWV & Water
3/16" = 1'-0"

PONTICELLA TRAIN MECHANICAL
THE LITTLE PONY AVE. MELVILLE, I.O. 10003 (516) 733-3061



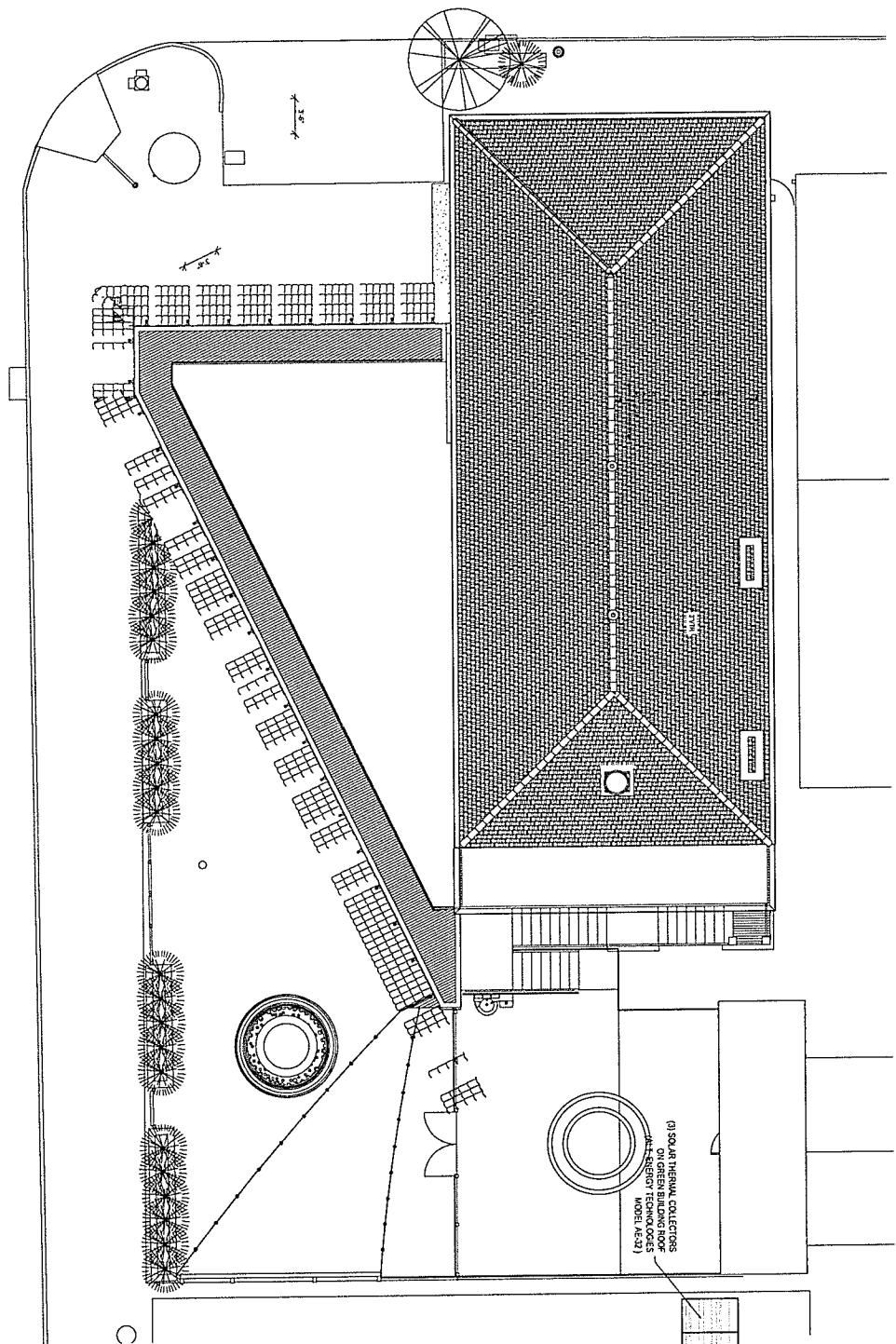
P1.2	
ROZZAS • WARD	Architects
A PROFESSIONAL CORPORATION	1100 PORTALAK ST SUITE 300 NEW ORLNS LA 70116
Project Number:	408100
Scope of Work - Plumbing	Time
As indicated	Scale
W.H. MURPHIES	Drawn/Chek



PALMISANO
MECHANICAL
CONTRACTORS
INC.
1100 Portalak St., Suite 300
New Orleans, LA 70116
(504) 424-4755
(504) 424-4756
FAX: (504) 424-4757
www.palmisano.com

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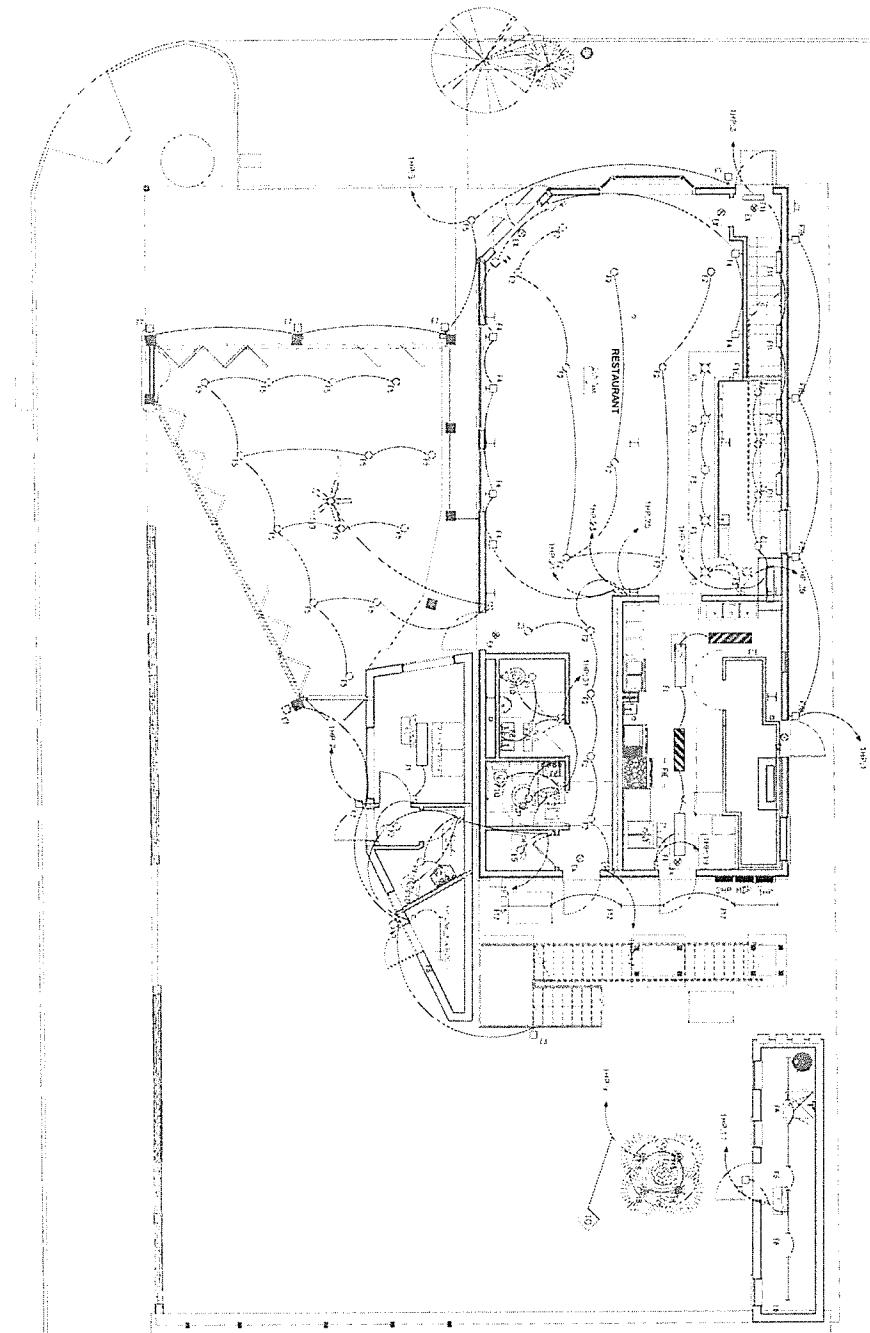
1. Roof Plan - Pumping - DWV & Water

PONTCHARTRAIN MECHANICAL
16 LITTLE FARM AVE
MATALE, LA 70053
(504) 375-3061

PALMISANO
CONTRACTORS
140 CARONOLET NO LA 70-30
504 620 8277

二

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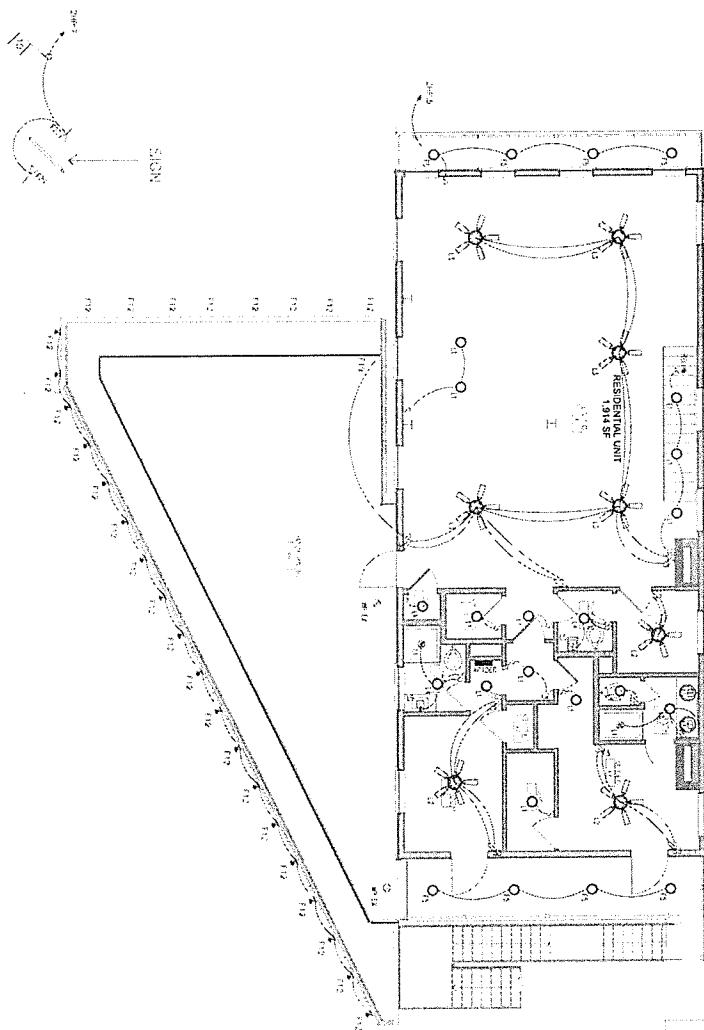
1 DO NOT WIRELESS ONE THE
PAPER TO HIGGINS DUE THE
TOUGH 20 GRAM WEIGHT
UNARMED JOURNAL, THE
LOCATIONS AND TYPES OF
EDITIONS FOR HIGHGINS
OPAQUE ONE-PAGE NOTED.
CONDUCTORS SHALL BE MADE.

2 ETC. GENERAL NOTE 3.



ROZAS • WARD

四



EXTRAMURAL NOTE

2. USES OF KITCHEN EQUIPMENT
REFRIGERATOR, KITCHEN SUPPLY SHELF, ETC., PRINCIPALLY IN CONNECTION WITH AN APPARATUS
DEALING WITH SUBSTITUTIONS, ETC., TO DETERMINE EXACT
LOCATIONS AND TYPES OF ELECTRICAL
CONNECTIONS FOR KITCHEN AND BAP EQUIPMENT
UNLESS OTHERWISE NOTED, ALL CIRCUITS
CONDUCTORS SHALL BE #12 THHN.

INSTANT ANNUALIZED NET INCOME FROM
SUSTAINABLE INVESTMENTS IN THIS PORTFOLIO

- 1) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS
- 2) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS
- 3) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS
- 4) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS
- 5) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS
- 6) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS
- 7) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS
- 8) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS
- 9) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS
- 10) INVESTMENT IN A DIVERSIFIED PORTFOLIO OF SUSTAINABLE INVESTMENTS

E-1

ROZAS • WARD



Northgate Electric, Inc.

Xerophiles

The Electric, 3m

20

27

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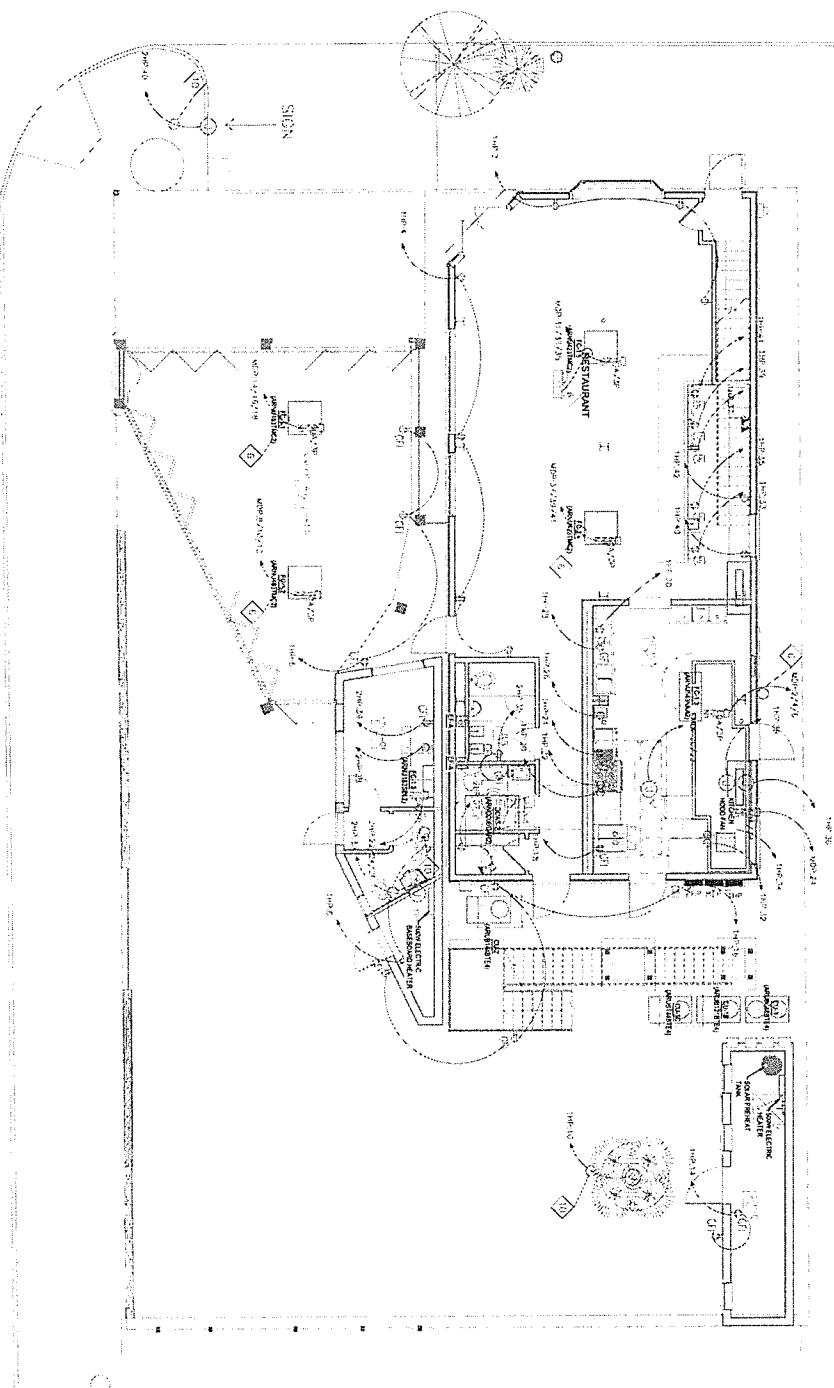
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52

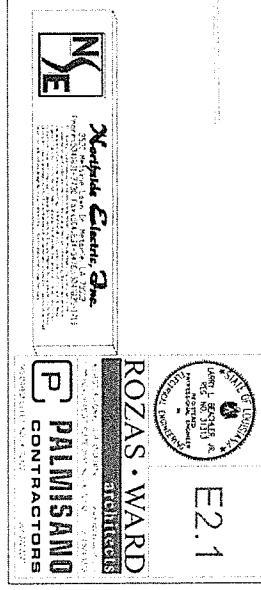
architects



E2.1 GENERAL NOTES

- 2** **WATER DENSITY METER AND INSULAT
CIRCUITS FOR SMALL AC CIRCUIT**

**JOHN D. VERNON'S ELECTRICAL CONSTRUCTION
TYPE AND LOCATION WITH PANCAKE TOPPS,
SUBMISSIONS**

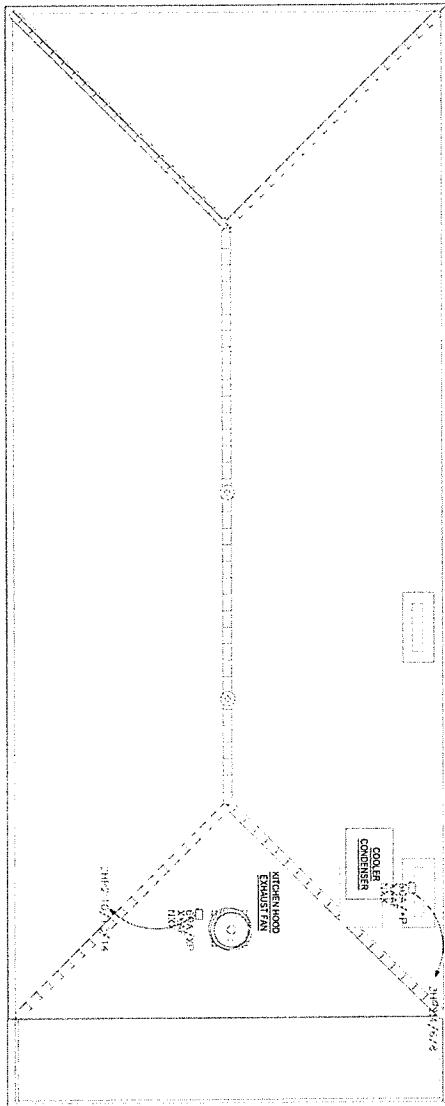


E2.3 GENERAL NOTES:

- 1 UNLESS OTHERWISE NOTED ALL HOUSE PANEL CIRCUIT CONDUCTORS SHALL BE #10 AWG
- 2 ALL EMERGENCY AND EXIT FIXTURES TO BE ELECTRICALLY FEED FROM NEAREST UNSPLITTED EMERGENCY LIGHTING CIRCUIT

E2.3 SPECIFIC NOTES:

- 1 SITE REFERRED TO AS STATED IN SECTION PLAN TYPICAL ALL UNITS.
- 2 SEE ONE LINE DIAGRAM FOR CIRCUIT DETAILS, OVERSIZE LOCATION OF BLICKENSTETTER WITH MECHANICAL CONTRACTOR
- 3 DOWNSIZING LOCATION OF DISCHARGE WITH MECHANICAL CONTRACTOR
- 4 SEE ONE LINE DIAGRAM FOR CIRCUIT DETAILS, COMPATIBLE LOCATION OF DISTRICT WITH ELECTRICAL CONTRACTOR

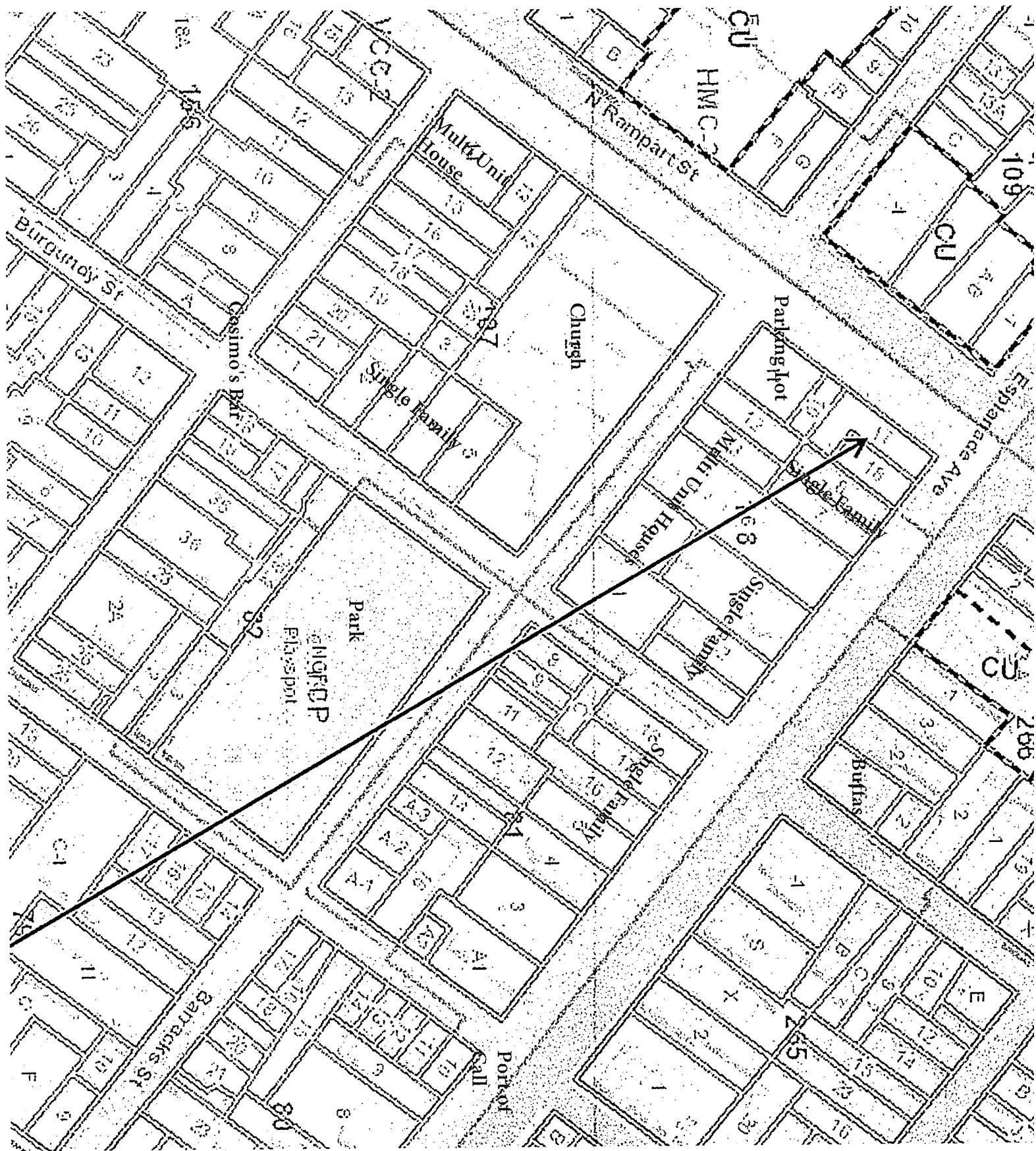


E2.3

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Architects
PALMISANO
Contractors

The following map shows:

- 1.) The vast majority of surrounding lots are residential.
- 2.) None of the three (3) nearest bars (Buffa's, Port of Call, and Cosimo's) has an outdoor component.
- 3.) The Church is within 300 feet of the proposed location, meaning that the proposed use is illegal. See City Code Section 10-236 (enclosed).



Sec. 10-236. - Restrictions as to property near schools, churches, etc.

- (a) It is hereby declared the sense and policy of this section and section 10-238 that no permit shall be granted for the opening of any barroom, saloon, cabaret or other place where alcoholic beverages are sold at retail, to be consumed on the premises within 300 feet of any playground, church, public library, or school. Exempted from these provisions are the following:
- (1) Those nonprofit organizations operating upon any city playground or park which sells low content alcoholic beverages during scheduled athletic recreational and/or festival events under a concession rights agreement issued by the department of recreation;
 - (2) Those nonprofit church or school related or associated organizations or groups which conduct on such church or school property fairs, festivals, meetings or other similar events under and by the authority of the church or school, whose proceeds are used or intended to be used for the benefit of the related church or school;
 - (3) Any person or corporation who are within the 300-foot prohibited limit, and who obtain by approval of a sworn affidavit of not less than 75 percent of the property owners within such 300 feet, and, which approval, if accompanied by a plan duly signed and dated by licensed surveyor or engineer, shall contain the location of the proposed business, together with the designation on such plan of the proper names, addresses and conveyance office book acquisition of such property by such owners.
- (b) The word "school" as used in this section shall not include a school for business education conducted as a business college or school within the city.

(Code 1956, § 5-45)

Cross reference— Streets, sidewalks and other public places, ch. 146.